

009-013-001-00	2019 Est. T.C.V.	RRCI LC
Property Class: 201		2020 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors * EASEMENTS TO ADJ STORES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	204.00	305.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.50/SQFT			1.43 Acres		21780	100		31,102

* denotes lines that do not contribute to the total acreage calculation.

204 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 31,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1320	94	7,705

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.50	28000	86		100	12,040
Total Estimated Land Improvements True Cash Value =						19,745

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: FAMILY DOLLAR STORE CAL 190

Costs are taken from the Stores - Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 368

Overall Building Height: 16

Base Rate for Upper Floors = 38.61

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 27.19 100%
Adjusted Square Foot Cost for Upper Floors = 65.80

Total Floor Area: 7,810	Base Cost New of Upper Floors =	513,898
	Reproduction/Replacement Cost =	513,898
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0	Total Depreciated Cost =	256,949

ECF (201C COMMERCIAL GROUP C)	0.530 => TCV of Bldg: 1 =	136,183
Replacement Cost/Floor Area= 65.80	Est. TCV/Floor Area= 17.44	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 136,183

2019 Est. T.C.V. 009-013-001-00	=	187,030			
Est. TCV/Total Floor Area = 23.95, Most recent sale 10/10/2017 for 413,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
208,300	208,300	208,300	208,300	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-114,800	0	0	-114,800	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,500	93,500	93,500	213,299	93,500	0

009-013-002-00 2019 Est. T.C.V. REDMAN ROBERT & SHAWN
 Property Class: 201 6121 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	100.00	265.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$.50/SQFT		0.61 Acres	21780	100			13,242
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 13,242

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	97	94	1,993
Total Estimated Land Improvements True Cash Value =				1,993

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
 Description of Occupancy: CAL 196

Costs are taken from the Stores - Retail cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 152
 Overall Building Height: 8

Base Rate for Upper Floors = 57.64

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.19 100%
 Adjusted Square Foot Cost for Upper Floors = 64.83

Total Floor Area: 1,440	Base Cost New of Upper Floors =	93,355
	Reproduction/Replacement Cost =	93,355
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost =	56,013

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 43,690
 Replacement Cost/Floor Area= 64.83 Est. TCV/Floor Area= 30.34

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1988
 Description of Occupancy: ADD'N TO REAR OF STORE CAL 208

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 0 Story Height: 14 Perimeter: 96

Base Rate for Upper Floors = 29.61

Adjusted Square Foot Cost for Upper Floors = 29.61

Total Floor Area: 864	Base Cost New of Upper Floors =	25,583
	Reproduction/Replacement Cost =	25,583
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	11,257

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 8,780
 Replacement Cost/Floor Area= 29.61 Est. TCV/Floor Area= 10.16

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987
 Description of Occupancy: EAST OF STORE CAL 208, 11UNITS

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 296
 Overall Building Height: 8

Base Rate for Upper Floors = 26.60

Adjusted Square Foot Cost for Upper Floors = 26.60

Total Floor Area: 2,560	Base Cost New of Upper Floors =	68,096
	Reproduction/Replacement Cost =	68,096
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	29,962

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 3 = 23,371
 Replacement Cost/Floor Area= 26.60 Est. TCV/Floor Area= 9.13

Total Estimated True Cash Value of Commercial/Industrial Buildings = 75,841

2019 Est. T.C.V. 009-013-002-00 = 91,076
 Est. TCV/Total Floor Area = 18.72, Most recent sale 05/15/2015 for 99,501

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,400	55,400	55,400	47,277	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,900	0	0	-1,777	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	48,411	45,500	0	

009-013-003-00 2019 Est. T.C.V. REDMAN ROBERT & SHAWN
Property Class: 201 6121 W JENNINGS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
M-55/66	\$300	120.00	265.00	1.0000	0.0000	300 100*
COMMERCIAL	\$.50/SQFT		0.73 Acres	21780	100	

* denotes lines that do not contribute to the total acreage calculation.

120 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 15,899

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 304

Base Rate for Upper Floors = 24.72

Adjusted Square Foot Cost for Upper Floors = 24.72

Total Floor Area:	3,630	Base Cost New of Upper Floors =	89,734
		Reproduction/Replacement Cost =	89,734
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	39,483

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 30,797
Replacement Cost/Floor Area= 24.72 Est. TCV/Floor Area= 8.48

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1987
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 31.37

Adjusted Square Foot Cost for Upper Floors = 31.37

Total Floor Area:	1,024	Base Cost New of Upper Floors =	32,123
		Reproduction/Replacement Cost =	32,123
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	14,134

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 11,025
Replacement Cost/Floor Area= 31.37 Est. TCV/Floor Area= 10.77

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1967
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 156
Overall Building Height: 10

Base Rate for Upper Floors = 25.89

Adjusted Square Foot Cost for Upper Floors = 25.89

Total Floor Area:	1,600	Base Cost New of Upper Floors =	41,424
		Reproduction/Replacement Cost =	41,424
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	18,227

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 3 = 14,217
Replacement Cost/Floor Area= 25.89 Est. TCV/Floor Area= 8.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 56,039

2019 Est. T.C.V. 009-013-003-00 = 71,938
Parcel Number: 009-013-003-00 Page: 2

Est. TCV/Total Floor Area = 11.50, Most recent sale 05/15/2015 for 99,501

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,600	46,600	46,600	39,716	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,600	0	0	-3,716	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,000	36,000	36,000	40,669	36,000	0	

009-013-004-00 2019 Est. T.C.V. FLINT CHARLES & TERI
 Property Class: 201 2090 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	399.80	787.74	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800	7.23 Acres		2800	100				20,244
* denotes lines that do not contribute to the total acreage calculation.								
400 Actual Front Feet, 7.23 Total Acres								Total Est. Land Value = 20,244

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	168	50	369
Total Estimated Land Improvements True Cash Value =				369

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2311 SF Floor Area = 2311 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,271		
1 Story	Siding	Basement	1,040		
Total:				174,659	104,796

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	3,235		1,941	
Water Well, 50 Feet	1	1,895		1,137	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	1008	20,210		12,126	

Built-Ins

Appliance Allow.	1	1,243		746	
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Deck

Treated Wood	20	666		400	
w/Roof (Roof portion)	960	9,053		5,432	

Totals: 210,961 126,578

Notes:

ECF (201C COMMERCIAL GROUP C) 0.900 => TCV: 113,920

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2017

Description of Occupancy: 2 STALL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 84

Base Rate for Upper Floors = 14.73

Adjusted Square Foot Cost for Upper Floors = 14.73

Total Floor Area: 440 Base Cost New of Upper Floors = 6,481

Reproduction/Replacement Cost = 6,481

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 5,703

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 3,023

Replacement Cost/Floor Area= 14.73 Est. TCV/Floor Area= 6.87

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017

Description of Occupancy: NE ON PARCEL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 76

Parcel Number: 009-013-004-00

Base Rate for Upper Floors = 15.36

Adjusted Square Foot Cost for Upper Floors = 15.36

Total Floor Area: 360	Base Cost New of Upper Floors =	5,530
	Reproduction/Replacement Cost =	5,530
Eff.Age:3	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0	
	Total Depreciated Cost =	4,866

ECF (201C COMMERCIAL GROUP C)	0.530 => TCV of Bldg: 2 =	2,579
Replacement Cost/Floor Area= 15.36	Est. TCV/Floor Area= 7.16	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,602

2019 Est. T.C.V. 009-013-004-00 = 140,135

Est. TCV/Total Floor Area = 45.05, Most recent sale 07/03/2013 for 52,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,600	58,550	58,550	44,697	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,550	0	0	1,072	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,100	70,100	70,100	45,769	45,769	0	

009-013-004-60 2019 Est. T.C.V. FLINT CHARLES A & TERI A
Property Class: 201 2070 S MOREY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	215.00	354.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$.50/SQFT		1.75 Acres		21780	100		38,050

* denotes lines that do not contribute to the total acreage calculation.
215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 38,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	22800	84 100	9,576
Total Estimated Land Improvements True Cash Value =				9,576

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Stores - Warehouse Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 460

Base Rate for Upper Floors = 42.82

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 3.76 100%
Adjusted Square Foot Cost for Upper Floors = 46.58

Total Floor Area: 8,200 Base Cost New of Upper Floors = 381,956
Reproduction/Replacement Cost = 381,956
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 168,061

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials
Item Description Cost # or Height Cost
Col. Rate SqFt Adj. Adj. Cost
Total Cost New = 0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CHAIN LINK FENCE #6 6'	12.28	1000	0.66	76	6,160
CHAIN LINK GATES	438.19	2	0.66	76	440
CHAIN LINK FENCE RAIL 6"	1.42	1000	0.66	76	712
M.V. OUTDOOR LIGHTS	840.71	4	0.66	76	1,687

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 138,106
Replacement Cost/Floor Area= 48.02 Est. TCV/Floor Area= 16.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014
Description of Occupancy: NORTH END OF BLDG - STORAGE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 150

Base Rate for Upper Floors = 22.10

Adjusted Square Foot Cost for Upper Floors = 22.10

Total Floor Area: 813 Base Cost New of Upper Floors = 17,968
Reproduction/Replacement Cost = 17,968
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 7,906

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 6,167
Replacement Cost/Floor Area= 22.10 Est. TCV/Floor Area= 7.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 144,273

2019 Est. T.C.V. 009-013-004-60 = 191,899
 Est. TCV/Total Floor Area = 21.29, Most recent sale 11/08/2007 for 205,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,900	178,900	178,900	128,458	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-83,000	0	0	-32,558	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,900	95,900	95,900	131,540	95,900	0	

009-013-004-90 2019 Est. T.C.V. LAKE CITY DOLLAR GENERAL LLC
 Property Class: 201 6067 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	292.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.50/SQFT			0.67 Acres		21780	100		14,593

* denotes lines that do not contribute to the total acreage calculation.
 100 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 14,593

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	9000	85 100	3,825
Total Estimated Land Improvements True Cash Value =				3,825

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2004
 Description of Occupancy: DISCOUNT STORE CAL 190

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 382
 Overall Building Height: 12

Base Rate for Upper Floors = 35.46

(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.57 100%
 Adjusted Square Foot Cost for Upper Floors = 48.03

Total Floor Area: 8,250 Base Cost New of Upper Floors = 396,248

8,125 Sq.Ft. of Sprinklers @ 3.06, Cost New = 24,863

Reproduction/Replacement Cost = 421,111
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 277,933

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt Adj. Adj.	
Total Cost New =				0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 0

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 147,305
 Replacement Cost/Floor Area= 51.04 Est. TCV/Floor Area= 17.86

Total Estimated True Cash Value of Commercial/Industrial Buildings = 147,305

2019 Est. T.C.V. 009-013-004-90 = 165,723

Est. TCV/Total Floor Area = 20.09, Most recent sale 02/16/2005 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
165,400	165,400	165,400	143,520	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-82,500	0	-60,620	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	146,964	82,900	0	

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
 Description of Occupancy: LOCATED @ BACK OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 21.77

Adjusted Square Foot Cost for Upper Floors = 21.77

Total Floor Area: 864 Base Cost New of Upper Floors = 18,810

Reproduction/Replacement Cost = 18,810

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 12,603

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 3 = 6,679

Replacement Cost/Floor Area= 21.77 Est. TCV/Floor Area= 7.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 89,048

2019 Est. T.C.V. 009-013-005-00 = 102,798

Est. TCV/Total Floor Area = 14.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,900	66,900	66,900	51,509	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,500	0	0	-109	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,400	51,400	51,400	52,745	51,400	0	

	47,500		47,500		47,500		45,328		2.40		
2019	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		-2,000		0		0		172		0
2019	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	45,500		45,500		45,500		46,415		45,500		0

009-013-007-00 2019 Est. T.C.V. ROOT ROBERT M
 Property Class: 401 2234 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	164.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	2.48	Acres	5500	100		13,668

* denotes lines that do not contribute to the total acreage calculation.
 164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 13,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	5000	0	0
Wood Frame	17.13	530	50	4,539
Wood Frame	17.13	432	50	3,700

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	94	4,700
Total Estimated Land Improvements True Cash Value =				12,939

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Wall Furnace
 Ground Area = 1324 SF Floor Area = 1324 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	684		
Basement	Block, 6"		465		
Addition	Siding	Crawl	640		
			Total:	79,578	27,852

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	731		256
Water/Sewer					
1000 Gal Septic		1	3,691		1,292
Water Well, 100 Feet		1	4,407		1,542
Porches					
CCP (1 Story)		256	4,201		1,470
Deck					
Treated Wood		576	6,290		2,201
w/Roof (Roof portion)		684	7,873		2,756
w/Roof (Roof portion)		214	2,703		946
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost		727	14,991		5,247
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		1232	31,009		10,853
Built-Ins					
Appliance Allow.		1	2,099		735
			Totals:	157,573	55,150

Notes: HOLLY PARK

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 27,575

2019 Est. T.C.V. 009-013-007-00				=	54,182
Est. TCV/Total Floor Area = 40.92					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,000	20,000	20,000	20,000	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	480	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,100	27,100	27,100	20,480	20,480	20,480

009-013-008-00	2019 Est. T.C.V.	LASKOWSKI DAVID P
Property Class: 401		6215 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	210.00	1317.17	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800		6.35 Acres	2800	100				17,780

* denotes lines that do not contribute to the total acreage calculation.
 210 Actual Front Feet, 6.35 Total Acres Total Est. Land Value = 17,780

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	2550	0	0
D/W/P: 3.5 Concrete	5.00	448	0	0
Wood Frame	18.40	240	94	4,151

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,526

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Heat & Cool
 Ground Area = 1692 SF Floor Area = 1692 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
1 Story	Siding	Crawl Space	504		
			Total:	176,695	114,843

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		728	

Water/Sewer

1000 Gal Septic	1	3,691		2,399	
Water Well, 100 Feet	1	4,407		2,865	

Porches

CCP (1 Story)	42	995		647	
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Deck

Treated Wood	160	2,714		1,764	
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	20,993		13,645	
Common Wall: 1 Wall	1	-2,038		-1,325	
Door Opener	2	830		539	

Class: C Exterior: Pole (Unfinished)

Door Opener	2	830		539	
Base Cost	1200	21,972		14,282	

Built-Ins

Appliance Allow.	1	2,099		1,364	
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Totals: 234,308 152,290

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 134,015

2019 Est. T.C.V. 009-013-008-00	=	158,321			
Est. TCV/Total Floor Area = 93.57, Most recent sale 07/06/2005 for 139,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,400	70,400	70,400	58,948	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	1,414	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,200	79,200	79,200	60,362	60,362	60,362

009-013-009-00 2019 Est. T.C.V. FENSTERMACHER DONALD D
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	421.37	657.48	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800			6.36 Acres		2800	100		17,808
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.36 Total Acres Total Est. Land Value =								17,808

2019 Est. T.C.V. 009-013-009-00	=	17,808			
Est. TCV/Total Floor Area = 10.52					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,900	8,900	8,900	6,604	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	158	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	6,762	6,762	0

009-013-010-00 2019 Est. T.C.V. SCHOLTEN FARMS LLC
 Property Class: 102 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	211.3713	21.00	1.0000	0.0000	125	100*		0
AG SW 2016 3 -7 Acres			6.41 Acres		3300	100		21,153
* denotes lines that do not contribute to the total acreage calculation.								
211 Actual Front Feet, 6.41 Total Acres Total Est. Land Value =								21,153

2019 Est. T.C.V. 009-013-010-00							=	21,153
Est. TCV/Total Floor Area = 12.50, Most recent sale 12/01/1994 for 9,000								
2018 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
11,500	11,500	11,500	6,604		2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-900	0	0	158	0		
2019 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
10,600	10,600	10,600	6,762		6,762		6,762	

009-013-011-00	2019 Est. T.C.V.	HOFFMAN DIANNE L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			13.48 Acres		2000	100		26,962
			13.48 Total Acres				Total Est. Land Value =	26,962

2019 Est. T.C.V. 009-013-011-00 = 26,962

Est. TCV/Total Floor Area = 15.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,500	13,500	13,500	13,068	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	313	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	13,381	13,381	0	

009-013-011-50	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		13.81	Acres		2000	100		27,620
		13.81	Total Acres				Total Est. Land Value =	27,620

2019 Est. T.C.V. 009-013-011-50 = 27,620

Est. TCV/Total Floor Area = 16.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	12,088	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	290	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	12,378	12,378	12,378	

009-013-012-00	2019 Est. T.C.V.	BUNTING TEDDY D JR
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	264.00	297.00	1.0000	1.0000	75	100		19,800
264 Actual Front Feet, 1.80 Total Acres								Total Est. Land Value = 19,800

2019 Est. T.C.V. 009-013-012-00 = 19,800

Est. TCV/Total Floor Area = 11.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,900	9,900	9,900	4,120	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	98	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,900	9,900	9,900	4,218	4,218	0		

009-013-013-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 121 - 400 Acres	153.28	Acres			3300	100		505,824
AG SW 2016 UNTILLABLE			25.00	Acres	1800	100		45,000
	178.28	Total Acres					Total Est. Land Value =	550,824

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	95	14,962
			Total Estimated Land Improvements True Cash Value =	14,962

2019 Est. T.C.V. 009-013-013-00	=	565,786
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Est. TCV/Total Floor Area = 334.39

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
304,600	304,600	304,600	77,889	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-21,700	0	0	1,869	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
282,900	282,900	282,900	79,758	79,758	79,758	

009-013-014-00 2019 Est. T.C.V. DUTCHMAN TREE FARMS LLC
 Property Class: 401 2300 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	466.00	444.00	1.0000	1.0000	100	100		46,600
466 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =								46,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	824	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1912

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1270 SF Floor Area = 1590 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
1 Story	Siding	Mich Bsmnt.	470		
2 Story	Siding	Crawl Space	320		
			Total:	160,914	115,073

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
2 Fixture Bath	1	2,359	1,651

Water/Sewer

1000 Gal Septic	1	3,691	2,584
Water Well, 100 Feet	1	4,407	3,085

Porches

CCP (1 Story)	192	3,853	2,697
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Deck

Treated Wood	686	7,052	4,936
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	312	12,611	8,828
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Built-Ins

Appliance Allow.	1	2,099	1,469
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Breezeways

Frame Wall	130	6,790	4,753
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Totals: 203,273 142,303

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 125,227

Cost Est. for Res. Bldg: 2 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
			Total:	87,137	81,040

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
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Parcel Number: 009-013-014-00

Page: 2

3 Fixture Bath	1	3,525	2,644
Water/Sewer			
1000 Gal Septic	1	3,691	2,768
Water Well, 100 Feet	1	4,407	3,305
Built-Ins			
Appliance Allow.	1	2,099	1,574
Totals:		101,979	76,482

Notes: 1986 FAIRMONT

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 30,593

Ag. Bld 1 1969, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 11 ft

Description	Rate	Size	Cost New
Base Cost	11.50	1728	19,872
Default Walls	3.85	1728	6,653
Phy./Ab.Phy./Func./Econ./Comb. % Good=45/100/80/100/36			Depr. Cost = 9,549
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =			8,594

Total Estimated True Cash Value of Agricultural Buildings = 8,594

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991
Description of Occupancy: BUILT 1991 + ADD 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 11 Perimeter: 277
Overall Building Height: 11

Base Rate for Upper Floors = 18.15

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 2.72 100%
Adjusted Square Foot Cost for Upper Floors = 20.87

Total Floor Area: 4,437 Base Cost New of Upper Floors = 92,600
Reproduction/Replacement Cost = 92,600
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 68,524

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 61,672
Replacement Cost/Floor Area= 20.87 Est. TCV/Floor Area= 13.90

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2015
Description of Occupancy: ADDITION BUILT 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 240
Overall Building Height: 14

Base Rate for Upper Floors = 18.61

Adjusted Square Foot Cost for Upper Floors = 18.61

Total Floor Area: 4,634 Base Cost New of Upper Floors = 86,239
Reproduction/Replacement Cost = 86,239
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 82,789

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 74,510
Replacement Cost/Floor Area= 18.61 Est. TCV/Floor Area= 16.08

Total Estimated True Cash Value of Commercial/Industrial Buildings = 136,182

2019 Est. T.C.V. 009-013-014-00 = 348,146

Est. TCV/Total Floor Area = 30.05, Most recent sale 02/08/2012 for 329,000

2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
186,100 186,100 186,100 148,667 2.40

Parcel Number: 009-013-014-00

Page: 3

2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,000	0	0	3,568	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	174,100	174,100	174,100	152,235	152,235	152,235

009-013-015-00	2019 Est. T.C.V.	MOVIMIENTO MISIONERO MUNDIOT INC
Property Class: 708		2260 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	75.00	444.00	1.0000	1.0000	125	100		9,375
75 Actual Front Feet, 0.76 Total Acres								Total Est. Land Value = 9,375

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 192

Base Rate for Upper Floors = 36.89

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.20 100%
 Adjusted Square Foot Cost for Upper Floors = 41.09

Total Floor Area: 2,069 Base Cost New of Upper Floors = 85,015

Reproduction/Replacement Cost = 85,015

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 57,810

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 30,639
 Replacement Cost/Floor Area= 41.09 Est. TCV/Floor Area= 14.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 30,639

2019 Est. T.C.V. 009-013-015-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/2013 for 30,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-013-016-00 2019 Est. T.C.V. ROOT TONY A
 Property Class: 401 2236 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	108.00	444.00	1.0000	1.0000	100	100		10,800
108 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								10,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	930	66	2,872
Wood Frame	15.24	480	20	1,463
Total Estimated Land Improvements True Cash Value =				4,335

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1138 SF Floor Area = 1138 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,138		
			Total:	114,156	74,202

Other Additions/Adjustments

Exterior					
Brick Veneer		640	7,680	4,992	
Basement, Outside Entrance, Below Grade		1	1,639	1,065	
Plumbing					
Average Fixture(s)		1	933	606	
Water/Sewer					
1000 Gal Septic		1	3,453	2,244	
Water Well, 100 Feet		1	4,280	2,782	
Porches					
CGEP (1 Story)		64	3,775	2,454	
CGEP (1 Story)		32	2,485	1,615	
CCP (1 Story)		240	4,248	2,761	
Deck					
Treated Wood		220	3,271	2,126	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		615	17,651	11,473	
Common Wall: 1/2 Wall		1	-950	-617	
Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost		768	22,495	14,622	
Built-Ins					
Appliance Allow.		1	1,467	954	
Fireplaces					
Exterior 1 Story		1	4,331	2,815	
Recreation Room		1138	16,000	8,000	
			Totals:	206,914	132,094

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 116,243

2019 Est. T.C.V. 009-013-016-00 = 131,378

Est. TCV/Total Floor Area = 115.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	48,272	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,158	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,700	65,700	65,700	49,430	49,430	49,430	

009-013-018-80 2019 Est. T.C.V. HARRINGTON EDITH S
 Property Class: 401 6781 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	365.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =								6,600

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	408		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	264		
			Total:	84,739	46,608

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	778	428
2 Fixture Bath	1	1,633	898

Water/Sewer			
1000 Gal Septic	1	3,235	1,779
Water Well, 100 Feet	1	4,178	2,298

Garages

Class: D Exterior: Pole (Unfinished)
 Base Cost 960 14,573 13,553 *93% Good

Built-Ins

Appliance Allow. 1 1,243 684

Totals: 110,379 66,248

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 58,298

2019 Est. T.C.V. 009-013-018-80 = 64,898

Est. TCV/Total Floor Area = 69.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,800	27,800	27,800	21,544	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	517	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,400	32,400	32,400	22,061	22,061	22,061	

009-013-019-00	2019 Est. T.C.V.	MILLER JUDY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	193.00	990.82	1.0000	1.0000	100	100		19,300
193 Actual Front Feet, 4.39 Total Acres								Total Est. Land Value = 19,300

2019 Est. T.C.V. 009-013-019-00 = 19,300

Est. TCV/Total Floor Area = 20.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	6,693	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	160	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	6,853	6,853	0	

009-013-019-20	2019 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 201		6991 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	\$15000				15000	100		15,000
193 Actual Front Feet, 1.43 Total Acres								Total Est. Land Value = 15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	261	50	573
D/W/P: 4in Concrete	4.60	173	50	398
Wood Frame	15.84	160	50	1,267
Total Estimated Land Improvements True Cash Value =				2,238

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1300 SF Floor Area = 2605 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	870		
1 Story	Siding	Crawl Space	430		
			Total:	164,175	90,296

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	428	
Water/Sewer					
1000 Gal Septic		1	3,235	1,779	
Water Well, 50 Feet		1	1,895	1,042	
Porches					
CCP (1 Story)		441	6,774	3,726	
Built-Ins					
Appliance Allow.		1	1,243	684	
Fireplaces					
Exterior 2 Story		2	9,426	5,184	
			Totals:	187,526	103,139

Notes:

ECF (201C COMMERCIAL GROUP C) 0.900 => TCv: 92,825

2019 Est. T.C.V. 009-013-019-20	=	110,063			
Est. TCv/Total Floor Area = 42.25, Most recent sale 04/19/2017 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,700	44,700	44,700	15,143	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,300	0	0	363	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	15,506	15,506	0

009-013-019-30	2019 Est. T.C.V.	MILLER JUDY A
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	22.29	Acres	2000	100			44,570
Residentia AG 3400/A		8.00	Acres	3400	100			27,200
Residentia ROW @ ZERO		0.17	Acres	0	0		GREEN RD ROW	0
		30.45	Total Acres				Total Est. Land Value =	71,770

2019 Est. T.C.V. 009-013-019-30 = 71,770

Est. TCv/Total Floor Area = 27.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	15,112	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	362	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	15,474	15,474	0	

009-013-020-00 2019 Est. T.C.V. ROGERS LARRY & SUSAN
 Property Class: 401 2061 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	175.00	250.00	1.0000	1.0000	75	100		13,125
175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								13,125

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	615	71	2,043
D/W/P: Asphalt Paving	2.19	480	71	746
Wood Frame	15.24	720	71	7,791
Wood Frame	16.86	192	71	2,298
Total Estimated Land Improvements True Cash Value =				12,878

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1942 SF Floor Area = 1942 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,942		
			Total:	179,043	116,377

Other Additions/Adjustments

Exterior					
Brick Veneer		192	2,304	1,498	

Plumbing

Average Fixture(s)	1	933	606	
3 Fixture Bath	1	2,929	1,904	
2 Fixture Bath	1	1,970	1,280	

Water/Sewer

1000 Gal Septic	1	3,453	2,244	
Water Well, 100 Feet	1	4,280	2,782	

Deck

Treated Wood	224	3,311	2,152	
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	650	18,369	11,940	
Common Wall: 1.5 Wall	1	-2,856	-1,856	

Built-Ins

Appliance Allow.	1	1,467	954	
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Porches

CCP (1 Story)	24	858	558	
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Totals: 216,061 140,439

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 123,586

2019 Est. T.C.V. 009-013-020-00 = 149,589

Est. TCV/Total Floor Area = 77.03, Most recent sale 10/01/2001 for 115,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,200	66,200	66,200	53,755	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	1,290	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,800	74,800	74,800	55,045	55,045	55,045

009-013-021-00	2019 Est. T.C.V.	BOUZA LARRY A
Property Class: 401		2071 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres								Total Est. Land Value = 8,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	96	71	341
Wood Frame	21.25	120	71	1,810
Total Estimated Land Improvements True Cash Value =				2,151

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Space Heater
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
Total:				99,692	59,812

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	672		
Water/Sewer					
1000 Gal Septic	1	3,691	2,215		
Water Well, 50 Feet	1	2,038	1,223		
Built-Ins					
Appliance Allow.	1	2,099	1,259		
Totals:				108,640	65,181

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 57,359

2019 Est. T.C.V. 009-013-021-00 = 67,760

Est. TCV/Total Floor Area = 65.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,600	33,600	33,600	30,170	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	724	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	30,894	30,894	0	

009-013-022-00 2019 Est. T.C.V. BOUZA LARRY A & BONNIE
 Property Class: 401 2081 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								8,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	71	1,810
Total Estimated Land Improvements True Cash Value =				1,810

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975

(11) Heating System: Electric Baseboard
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	104,437	67,883

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	
Water/Sewer					
1000 Gal Septic		1	3,691	2,399	
Water Well, 100 Feet		1	4,407	2,865	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
Porches					
CPP		16	339	220	
CPP		9	191	124	
			Totals:	116,284	75,583

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 66,513

2019 Est. T.C.V. 009-013-022-00				=	76,573
Est. TCV/Total Floor Area = 73.63, Most recent sale 05/01/1995 for 26,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	31,100	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	746	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,300	38,300	38,300	31,846	31,846	0

009-013-023-00 2019 Est. T.C.V. THEOBALD JAMES & JAMIE
 Property Class: 401 2101 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								8,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.01	99	50	1,089
Total Estimated Land Improvements True Cash Value =				1,089

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1560 SF Floor Area = 1560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	142,499	92,620

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
2 Fixture Bath	1	2,359	1,533

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

Porches

CCP (1 Story)	110	2,328	582	*25% Good
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Deck

Treated Wood	240	3,545	3,084	*87% Good
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	18,824	12,236
Common Wall: 1 Wall	1	-2,038	-1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Wood Stove	1	1,936	1,258
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Totals: 178,401 115,804

Notes: MODULAR (MRBC)

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 69,482

2019 Est. T.C.V. 009-013-023-00 = 78,821

Est. TCv/Total Floor Area = 50.53, Most recent sale 11/18/2015 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
36,900	36,900	36,900	30,596	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	734	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,400	39,400	39,400	31,330	31,330	31,330

009-013-024-00 2019 Est. T.C.V. BROOKS GREGORY A & KIMBERLY A
 Property Class: 401 2021 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	140.00	250.00	1.0000	1.0000	75	100		10,500
140 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								10,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,320		
			Total:	129,299	84,044

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	606	
Water/Sewer					
1000 Gal Septic		1	3,453	2,244	
Water Well, 100 Feet		1	4,280	2,782	
Porches					
CCP (1 Story)		80	1,605	1,043	
Deck					
Treated Wood		192	2,986	1,941	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	16,877	10,970	
Common Wall: 1 Wall		1	-1,906	-1,239	
Built-Ins					
Appliance Allow.		1	1,467	954	
			Totals:	158,994	103,345

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 90,944

2019 Est. T.C.V. 009-013-024-00 = 102,394

Est. TCV/Total Floor Area = 77.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,600	47,600	47,600	40,635	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	975	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,200	51,200	51,200	41,610	41,610	41,610	

009-013-026-00	2019 Est. T.C.V.	DE WITT KRIS L
Property Class: 401		2301 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	224.00	659.23	1.0000	1.0000	65	100		14,560
224 Actual Front Feet, 3.39 Total Acres								Total Est. Land Value = 14,560

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	120	73	438
Total Estimated Land Improvements True Cash Value =				438

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls C	Blt 1960
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 988 SF Floor Area = 2257 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	988		
1 Story	Siding	Overhang	528		
			Total:	187,125	129,848

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	750
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Water/Sewer

1000 Gal Septic	1	3,691	2,473
Water Well, 50 Feet	1	2,038	1,365

Deck

Treated Wood	160	2,714	1,818	
Treated Wood	176	2,886	2,799	*97% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	17,757	11,897
Common Wall: 1/2 Wall	1	-1,019	-683

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	18,357	16,521	*90% Good
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Built-Ins

Appliance Allow.	1	2,099	1,406
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Porches

CCP (1 Story)	24	917	614
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Breezeways

Frame Wall	252	13,162	8,819
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Totals:	250,847	173,152
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	152,374
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2019 Est. T.C.V. 009-013-026-00	=	167,372
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Est. TCV/Total Floor Area = 74.16

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,500	74,500	74,500	64,772	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	1,554	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	66,326	66,326	66,326	

009-013-027-00	2019 Est. T.C.V.	KELLER RAYMOND M
Property Class: 201		2321 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	143.88	660.00	1.0000	1.0000	40	100		5,755
144 Actual Front Feet, 2.18 Total Acres								Total Est. Land Value = 5,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	228	50	561
Wood Frame	15.24	1891	0	0
Total Estimated Land Improvements True Cash Value =				561

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1976
 Description of Occupancy: BLOCK GRG FRONT OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 148

Base Rate for Upper Floors = 25.57

Adjusted Square Foot Cost for Upper Floors = 25.57

Total Floor Area: 1,036	Base Cost New of Upper Floors =	26,490
	Reproduction/Replacement Cost =	26,490
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	
	Total Depreciated Cost =	14,570

ECF (201C COMMERCIAL GROUP C)	0.530 => TCV of Bldg: 1 =	7,722
Replacement Cost/Floor Area= 25.57	Est. TCV/Floor Area= 7.45	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 12.23

Adjusted Square Foot Cost for Upper Floors = 12.23

Total Floor Area: 1,800	Base Cost New of Upper Floors =	22,014
	Reproduction/Replacement Cost =	22,014
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	10,787

ECF (201C COMMERCIAL GROUP C)	0.530 => TCV of Bldg: 2 =	5,717
Replacement Cost/Floor Area= 12.23	Est. TCV/Floor Area= 3.18	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,439

2019 Est. T.C.V. 009-013-027-00 = 19,755

Est. TCV/Total Floor Area = 6.97, Most recent sale 09/11/2012 for 15,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	10,982	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,100	0	0	-1,082	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	11,245	9,900	0	

009-013-027-50 2019 Est. T.C.V. KELLER RAY & LORALYN
 Property Class: 201 2345 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors * 292.44' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A	5700		4.43 Acres		5700	100		25,257
4.43 Total Acres Total Est. Land Value =								25,257

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	780	50	1,958
Total Estimated Land Improvements True Cash Value =				1,958

Ag. Bld 1 1930, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average
 Height: 20 ft

Description	Rate	Size	Cost New
Base Cost	16.54	7200	119,088
Default Walls	10.43	7200	75,096
Space Heater	2.72	7200	19,584

Phy./Ab./Func./Econ./Comb. % Good=45/100/100/100/45 Depr. Cost = 96,196
 ECF (201C COMMERCIAL GROUP C) 0.900 => TCV of Bldg: 1 = 86,576

Total Estimated True Cash Value of Agricultural Buildings = 86,576

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
 Description of Occupancy: CAL 168

Costs are taken from the Sheds - Boat Storage 4 Wall Buildings cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 700

Base Rate for Upper Floors = 19.78
 Adjusted Square Foot Cost for Upper Floors = 19.78
 Total Floor Area: 21,600 Base Cost New of Upper Floors = 427,248
 Reproduction/Replacement Cost = 427,248
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 286,256

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	2 Up	4.78	256	1.000	1.000	1,224
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	1.79	256	1.000	1.000	458
Total Cost of Upper Stories =						1,682
1 Stories Above Ground, Number of stories multiplier for upper stories =						1.000
Total Cost New =						1,682
Architectural Multiplier: 0.66						

Reproduction/Replacement Cost = 1,110
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 744

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/COMSHO235H	4.24	5400	1.00	87	19,920
ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 =					162,667
Replacement Cost/Floor Area= 20.89 Est. TCV/Floor Area= 7.53					

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010
 Description of Occupancy: AT GREEN RD - WITH OFFICE

Costs are taken from the Warehouses - Storage cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average
 Parcel Number: 009-013-027-50 Page: 2

Stories: 1 Story Height: 14 Perimeter: 200

Base Rate for Upper Floors = 37.05

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.22 100%
Adjusted Square Foot Cost for Upper Floors = 41.27

Total Floor Area: 2,417 Base Cost New of Upper Floors = 99,750

Reproduction/Replacement Cost = 99,750
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 87,780

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 2 = 46,523
Replacement Cost/Floor Area= 41.27 Est. TCV/Floor Area= 19.25

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2011
Description of Occupancy: SOUTH OF DRIVE AT RD

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 17 Perimeter: 290

Overall Building Height: 14

Base Rate for Upper Floors = 20.59

Adjusted Square Foot Cost for Upper Floors = 20.59

Total Floor Area: 4,300 Base Cost New of Upper Floors = 88,537

Reproduction/Replacement Cost = 88,537
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 81,454

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 0

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 3 = 43,171
Replacement Cost/Floor Area= 20.59 Est. TCV/Floor Area= 10.04

Total Estimated True Cash Value of Commercial/Industrial Buildings = 252,361

2019 Est. T.C.V. 009-013-027-50 = 366,152

Est. TCV/Total Floor Area = 12.93, Most recent sale 07/01/2002 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
236,900	236,900	236,900	194,534	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-53,800	0	-11,434	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,100	183,100	183,100	199,202	183,100	0	

009-013-028-00	2019 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 703		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			7.283	Acres	0 100		0
		7.28	Total	Acres	Total Est.	Land Value =	0

2019 Est. T.C.V. 009-013-028-00	=	0
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Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-013-030-00 2019 Est. T.C.V. MURRAY JUDY TRUSTEE
 Property Class: 401 6275 W ROBERTS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	30.04	Acres	1200	100			36,048
30.04 Total Acres Total Est. Land Value =								36,048

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1560 SF Floor Area = 1560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,560		
			Total:	156,361	128,215

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 765

Water/Sewer
 1000 Gal Septic 1 3,453 2,831
 Water Well, 100 Feet 1 4,280 3,510

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 16,877 13,839
 Common Wall: 1 Wall 1 -1,906 -1,563
 Door Opener 1 368 302
 Class: CD Exterior: Pole (Unfinished)
 Base Cost 768 13,862 11,367

Built-Ins

Appliance Allow. 1 1,467 1,203

Porches

CCP (1 Story) 24 858 704

Totals: 196,553 161,173

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 141,832

2019 Est. T.C.V. 009-013-030-00 = 178,830

Est. TCV/Total Floor Area = 114.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,800	82,800	82,800	67,087	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	1,610	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,400	89,400	89,400	68,697	68,697	68,697	

009-013-031-00 2019 Est. T.C.V. BECKER GREGORY JR
 Property Class: 401 6431 W ROBERTS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	332.00	1281.70	1.0000	1.0000	40	100		13,280
332 Actual Front Feet, 9.77 Total Acres Total Est. Land Value =								13,280

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3	Fixture Bath		1	-2,929	-1,757

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		384	11,374	6,824

Totals: 8,445 5,067

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 4,459

2019 Est. T.C.V. 009-013-031-00 = 17,739

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	7,211	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	173	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	7,384	7,384	0	

009-013-032-00	2019 Est. T.C.V.	BECKER GREGORY JR
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	332.00	1282.00	1.0000	1.0000	50	100		16,600
332 Actual Front Feet, 9.77 Total Acres								Total Est. Land Value = 16,600

2019 Est. T.C.V. 009-013-032-00 = 16,600

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	5,940	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	142	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	6,082	6,082	0	

009-013-033-00	2019 Est. T.C.V.	BECKER GREGORY JR
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1282.90	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.72 Total Acres								Total Est. Land Value = 21,450

2019 Est. T.C.V. 009-013-033-00 = 21,450

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,700	10,700	10,700	8,585	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	206	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	8,791	8,791	0	

009-013-034-50	2019 Est. T.C.V.	CUNNINGHAM ARIC DALE
Property Class: 402		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			12.000		Acres	2,100	100	25,200
		12.00	Total Acres			Total Est.	Land Value =	25,200

2019 Est. T.C.V. 009-013-034-50 = 25,200

Est. TCV/Total Floor Area = 21.00, Most recent sale 07/12/2004 for 99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,600	12,600	12,600	12,600	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,600	12,600	12,600	12,902	12,600	0		

009-013-034-70 2019 Est. T.C.V. AAA CMS TRUST
 Property Class: 401 2881 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	463.00	564.49	1.0000	1.0000	40	100		18,520
463 Actual Front Feet, 6.00 Total Acres Total Est. Land Value =								18,520

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 672 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
Total:				63,247	44,272

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	653		

Water/Sewer					
1000 Gal Septic	1	3,453	2,417		
Water Well, 100 Feet	1	4,280	2,996		

Deck					
Treated Wood	216	3,231	3,102	*96% Good	

Built-Ins					
Appliance Allow.	1	1,467	1,027		

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost	2016	33,042	23,129		
No Concrete Floor	2016	-9,334	-6,534		

Totals: 100,319 71,062

Notes: RELOCATED HOME

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 62,535

2019 Est. T.C.V. 009-013-034-70 = 81,055

Est. TCV/Total Floor Area = 120.62, Most recent sale 07/12/2004 for 99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	31,665	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	759	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	32,424	32,424	0	

009-013-034-90	2019 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 102		2909 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 75/FF	462.00	448.00	1.0000	0.0000	75	100*		0
AG SW 2016 8 - 17 Acres			4.75 Acres		3300	100		15,682
* denotes lines that do not contribute to the total acreage calculation.								
462 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =								15,682

2019 Est. T.C.V. 009-013-034-90 = 15,682

Est. TCV/Total Floor Area = 23.34, Most recent sale 07/12/2004 for 99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,600	8,600	8,600	8,457	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	-657	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	8,659	7,800	7,800	

009-013-035-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 8 - 17 Acres			9.72 Acres		3300	100		32,086
			9.72 Total Acres				Total Est. Land Value =	32,086

2019 Est. T.C.V. 009-013-035-00 = 32,086

Est. TCV/Total Floor Area = 47.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	8,585	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	206	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	8,791	8,791	8,791	

009-013-036-00 2019 Est. T.C.V. MCLEOD CRAIG & TONYA
 Property Class: 401 6635 W ROBERTS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1284.00	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.73 Total Acres Total Est. Land Value =								21,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 4 Rail	19.52	160	0	0
D/W/P: 4in Ren. Conc.	7.79	2275	0	0
D/W/P: 4in Concrete	6.18	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1424 SF Floor Area = 2151 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,424		
0.5 Story	Siding	Overhang	30		
			Total:	246,094	236,249

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 2,727 2,618

Plumbing

Average Fixture(s)	1	1,649	1,583
3 Fixture Bath	1	5,184	4,977

Water/Sewer

2000 Gal Septic	1	8,399	8,063
Water Well, 100 Feet	1	4,739	4,549

Porches

WCP (1 Story)	146	6,291	6,039
WGEP (1 Story)	220	15,266	14,655
WPP	346	5,685	5,458

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 1 Wall	1	-2,012	-1,932
Door Opener	1	518	497
Base Cost	1063	41,329	39,676

Built-Ins

Appliance Allow.	1	3,016	2,895
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Fireplaces

Prefab 1 Story	1	2,782	2,671
Wood Stove	1	2,802	2,690

Recreation Room	1000	20,740	19,910
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Totals: 365,209 350,598

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 308,526

Ag. Bld 1 2016, 4 Wall Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	2.50	861	2,153
Default Walls	3.95	861	3,401

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 5,443
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 4,899

Total Estimated True Cash Value of Agricultural Buildings = 4,899

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 144
 Overall Building Height: 10

Base Rate for Upper Floors = 20.37

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.40 50%
 Adjusted Square Foot Cost for Upper Floors = 21.57

Total Floor Area: 1,280 Base Cost New of Upper Floors = 27,610

Reproduction/Replacement Cost = 27,610
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
 Total Depreciated Cost = 25,401

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	3.37	384	1.00	100	1,294
/CI1/FRAC/WOOPF/1214A	26.55	6	1.00	100	159

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 24,169
 Replacement Cost/Floor Area= 22.71 Est. TCV/Floor Area= 18.88

Total Estimated True Cash Value of Commercial/Industrial Buildings = 24,169

2019 Est. T.C.V. 009-013-036-00 = 368,544

Est. TCV/Total Floor Area = 107.42, Most recent sale 06/05/2012 for 22,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,700	167,700	167,700	133,038	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,600	0	3,192	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,300	184,300	184,300	136,230	136,230	136,230	

009-013-037-00 2019 Est. T.C.V. PRECZEWSKI EDWARD & KIMBERLY
 Property Class: 401 6655 W ROBERTS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	662.50	1286.00	1.0000	1.0000	65	100		43,063
663 Actual Front Feet, 19.56 Total Acres Total Est. Land Value =								43,063

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	500	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,175

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	150,909	120,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	1	3,525	2,820

Water/Sewer

1000 Gal Septic	1	3,691	2,953
Water Well, 50 Feet	1	2,038	1,630

Porches

CCP (1 Story)	64	1,430	1,144
WPP	120	2,501	2,001

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	25,341	20,273
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	1	415	332

Class: C Exterior: Pole (Unfinished)

Door Opener	2	830	664
Base Cost	1218	22,302	17,842

Built-Ins

Appliance Allow.	1	2,099	1,679
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Deck

w/Roof (Roof portion)	474	5,508	4,406
Recreation Room	530	7,775	6,220

Totals: 227,446 181,955

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 160,120

2019 Est. T.C.V. 009-013-037-00 = 206,358

Est. TCV/Total Floor Area = 153.54, Most recent sale 08/16/2013 for 147,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,600	97,600	97,600	88,209	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,600	0	2,117	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,200	103,200	103,200	90,326	90,326	90,326	

009-013-039-00 2019 Est. T.C.V. KEELEAN MARILYN M
 Property Class: 401 6795 W ROBERTS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1287.00	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.75 Total Acres Total Est. Land Value =								21,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	2000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				114,536	92,774

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	756
3 Fixture Bath	1	2,929	2,372

Water/Sewer

1000 Gal Septic	1	3,453	2,797
Water Well, 100 Feet	1	4,280	3,467

Porches

WGEP (1 Story)	64	4,988	4,040
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Deck

Treated Wood	48	1,282	1,038
Treated Wood	320	4,182	3,387

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	15,022	12,168
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	15,022	12,168

Built-Ins

Appliance Allow.	1	1,467	1,188
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Breezeways

Knee Wall	81	4,275	3,463
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Totals: 172,369 139,618

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 83,771

2019 Est. T.C.V. 009-013-039-00 = 107,596

Est. TCV/Total Floor Area = 80.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,500	51,500	51,500	44,091	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,058	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,800	53,800	53,800	45,149	45,149	45,149	

009-013-040-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 18 - 29 Acres			20.09 Acres		3300	100		66,297
			20.09 Total Acres				Total Est. Land Value =	66,297

2019 Est. T.C.V. 009-013-040-00 = 66,297

Est. TCV/Total Floor Area = 49.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	12,719	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	305	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,100	33,100	33,100	13,024	13,024	13,024	

009-013-042-00	2019 Est. T.C.V.	MAURY RICHARD C
Property Class: 401		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	187.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 9,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	3224	84	5,525
Total Estimated Land Improvements True Cash Value =				5,525

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			3200	46,368	38,485
Totals:				46,368	38,485

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 33,867

2019 Est. T.C.V. 009-013-042-00 = 48,712

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	20,560	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	493	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	21,053	21,053	0	

009-013-043-00 2019 Est. T.C.V. RESSLER JAMES L TRUST
 Property Class: 401 2641 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
40/FF	0.00	233.00	1.0000	1.0000	40	100		0
815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	24	71	80
Total Estimated Land Improvements True Cash Value =				80

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1188 SF Floor Area = 1188 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
Total:				118,316	76,906

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
2 Fixture Bath	1	1,970	1,280

Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 100 Feet	1	4,280	2,782

Deck

Treated Wood	36	1,120	728
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 15,430 10,029

Built-Ins

Appliance Allow.	1	1,467	954
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Totals: 146,969 95,529

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 84,066

2019 Est. T.C.V. 009-013-043-00 = 99,146

Est. TCV/Total Floor Area = 83.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	42,411	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,017	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,600	49,600	49,600	43,428	43,428	0	

009-013-044-00	2019 Est. T.C.V.	VANDERWEIDE STEPHEN J & DEBRA
Property Class: 401		2741 S GREEN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	287.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.53 Total Acres								Total Est. Land Value = 9,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	48	71	160
Wood Frame	19.45	100	30	583
Total Estimated Land Improvements True Cash Value =				743

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1081 SF Floor Area = 1081 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,081		
Total:				88,106	57,268

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		
Water/Sewer					
1000 Gal Septic	1	3,235	2,103		
Water Well, 50 Feet	1	1,895	1,232		
Built-Ins					
Appliance Allow.	1	1,243	808		
Totals:				95,257	61,917

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 54,487

2019 Est. T.C.V. 009-013-044-00	=	64,550			
Est. TCv/Total Floor Area = 59.71, Most recent sale 11/01/1999 for 38,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,600	26,600	26,600	24,074	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	577	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,300	32,300	32,300	24,651	24,651	0

009-013-045-00 2019 Est. T.C.V. BENAVIDES BROCK & KELLI JO
 Property Class: 401 6666 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	500.00	1320.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000		14.77 Acres			2000	100		29,546
Residentia ROAD @ ZERO		0.38 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value =								29,546

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1509 SF Floor Area = 1725 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
1 Story	Siding	Basement	375		
1 Story	Siding	Basement	120		
1 Story	Siding	Crawl Space	150		
			Total:	184,057	150,923

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	918	
3 Fixture Bath		1	3,525	2,890	
Water/Sewer					
1000 Gal Septic		1	3,691	3,027	
Water Well, 100 Feet		1	4,407	3,614	
Porches					
WCP (1 Story)		48	2,287	1,875	
CPP		24	509	417	
Deck					
Treated Wood		150	2,598	2,130	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		420	15,221	12,481	
Common Wall: 1/2 Wall		1	-1,019	-836	
Built-Ins					
Appliance Allow.		1	2,099	1,721	
Fireplaces					
Interior 1 Story		1	4,051	3,322	
			Totals:	222,546	182,482

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 160,584

2019 Est. T.C.V. 009-013-045-00		=		192,555	
Est. TCV/Total Floor Area = 111.63, Most recent sale 07/08/2015 for 225,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,100	90,100	90,100	86,844	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200	0	0	2,084	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,300	96,300	96,300	88,928	88,928	88,928

009-013-046-00 2019 Est. T.C.V. BENAVIDES BROCK & KELLI JO
 Property Class: 402 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	417.7013	17.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000		12.32 Acres			2000	100		24,648
Residentia ROAD @ ZERO		0.32 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
418 Actual Front Feet, 12.64 Total Acres Total Est. Land Value =								24,648

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	4500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 1983

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,525	-2,890
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		920	17,848	14,635
Totals:				14,323	11,745

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 10,336

2019 Est. T.C.V. 009-013-046-00 = 39,734

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	18,888	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	453	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	19,341	19,341	19,341	

009-013-047-00 2019 Est. T.C.V. BAAS ERIC M & SALLY J
 Property Class: 401 6506 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		21.03 Acres		2000	100		42,060
21.03 Total Acres Total Est. Land Value =								42,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	650	50	2,018
D/W/P: 4in Concrete	5.29	300	50	793
Fencing: Wire Mesh, #9	2.88	1316	50	1,895
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,656

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 1828 SF Floor Area = 2285 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,828		
Total:				242,252	218,045

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748
Plumbing			
Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
Water/Sewer			
1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966
Porches			
CCP (1 Story)	75	1,652	1,487
Deck			
Treated Wood	604	6,487	5,838
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	23,002	20,702
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747
Class: C Exterior: Pole (Unfinished)			
Base Cost	2048	37,499	33,749
Class: C Exterior: Pole (Unfinished)			
Base Cost	1536	28,124	25,312
Built-Ins			
Appliance Allow.	1	2,099	1,889
Totals:		354,592	319,151

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 280,853

2019 Est. T.C.V. 009-013-047-00	=	328,569			
Est. TCV/Total Floor Area = 143.79, Most recent sale 11/20/2018 for 373,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,600	146,600	146,600	107,832	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,700	0	56,468	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,300	164,300	164,300	110,419	164,300	164,300

009-013-048-00 2019 Est. T.C.V. RICHARDSON KEITH A & NICOLE
 Property Class: 401 2740 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	235.00	300.00	1.0000	1.0000	40	100		9,400
235 Actual Front Feet, 1.62 Total Acres Total Est. Land Value =								9,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	500	0	0
D/W/P: Asphalt Paving	2.19	600	0	0
Wood Frame	15.24	540	45	3,703

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,078

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1244 SF Floor Area = 1465 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	360		
			Total:	131,307	78,784

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757

Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 100 Feet	1	4,280	2,568

Porches

CGEP (1 Story)	28	2,267	1,360
CCP (1 Story)	63	1,293	776

Deck

Treated Wood	140	2,433	1,460
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	900	23,283	13,970
Common Wall: 1/2 Wall	1	-950	-570
Door Opener	1	368	221

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	736	442
Base Cost	1440	23,602	14,161

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Interior 1 Story	1	3,567	2,140
Wood Stove	1	1,630	978

Breezeways

Frame Wall	105	4,778	2,867
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Totals: 207,376 124,426

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 109,495

2019 Est. T.C.V. 009-013-048-00 = 124,973

Est. TCV/Total Floor Area = 85.31, Most recent sale 03/23/2018 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,900	61,900	61,900	50,663	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	11,837	0		

Parcel Number: 009-013-048-00

Page: 2

2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	62,500	62,500	62,500	51,878	62,500	62,500

009-013-050-00 2019 Est. T.C.V. CORPE CLINTON & BARBARA
 Property Class: 401 6400 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								21,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1603	0	0
D/W/P: 4in Ren. Conc.	6.21	360	94	2,102
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,852

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2036 SF Floor Area = 2484 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	540		
			Total:	231,917	162,342

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,120		784
2 Fixture Bath	1	2,359		1,651

Water/Sewer				
1000 Gal Septic	1	3,691		2,584
Water Well, 50 Feet	1	2,038		1,427

Porches				
WCP (1 Story)	240	6,773		4,741

Deck				
Treated Wood	360	4,622		3,235
Treated Wood	80	1,718		1,203
w/Roof (Roof portion)	512	5,944		4,161

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	440	14,010		9,807
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	616	19,718		13,803
Common Wall: 1 Wall	1	-2,038		-1,427
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	288	12,033		8,423
Common Wall: 1 Wall	1	-2,038		-1,427

Built-Ins

Appliance Allow.	1	2,099		1,469
Totals:			303,966	212,776

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 187,243

2019 Est. T.C.V. 009-013-050-00 = 215,545

Est. TCV/Total Floor Area = 86.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,400	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
107,800	0	79,544	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,800	107,800	107,800	79,544	79,544	79,544	

009-013-051-00	2019 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 401		6366 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651-9065

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres								Total Est. Land Value = 21,450

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1872 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	1,040		
Total:				141,459	118,819

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	941	
Water/Sewer					
1000 Gal Septic		1	3,691	3,100	
Water Well, 50 Feet		1	2,038	1,712	
Porches					
WPP		120	2,501	2,101	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	23,002	19,322
Common Wall: 1 Wall			1	-2,038	-1,712
Class: C Exterior: Pole (Unfinished)					
Base Cost			960	18,451	15,499

Built-Ins

Appliance Allow.		1	2,099	1,763	
Totals:				192,323	161,545

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 142,160

2019 Est. T.C.V. 009-013-051-00 = 164,560

Est. TCV/Total Floor Area = 87.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,200	77,200	77,200	55,888	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,341	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,300	82,300	82,300	57,229	57,229	57,229	

009-013-052-00	2019 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	366.00	1192.54	1.0000	1.0000	65	100		23,790
366 Actual Front Feet, 10.02 Total Acres								Total Est. Land Value = 23,790

2019 Est. T.C.V. 009-013-052-00 = 23,790

Est. TCV/Total Floor Area = 12.71, Most recent sale 11/01/1999 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,900	11,900	11,900	11,466	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	275	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,900	11,900	11,900	11,741	11,741	0		

009-013-053-00	2019 Est. T.C.V.	ROOT DEREK
Property Class: 402		6150 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
222 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-013-053-00 = 5,000

Est. TCV/Total Floor Area = 2.67, Most recent sale 12/18/2018 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,560	2,500	0			

009-013-054-00	2019 Est. T.C.V.	LEHMANN GARY L & DANA F
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		34.97 Acres			3300	100		115,401
AG SW 2016 UNTILLABLE		1.00 Acres			1800	100		1,800
AG SW 2016 ROW		4.03 Acres			0	100		0
		40.00 Total Acres					Total Est. Land Value =	117,201

2019 Est. T.C.V. 009-013-054-00 = 117,201

Est. TCv/Total Floor Area = 62.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,800	63,800	63,800	31,940	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,200	0	766	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	32,706	32,706	32,706	

009-014-001-00	2019 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			79.00 Acres		3300	100		260,700
			79.00 Total Acres				Total Est. Land Value =	260,700

2019 Est. T.C.V. 009-014-001-00 = 260,700

Est. TCV/Total Floor Area = 139.26, Most recent sale 07/01/2010 for 146,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
142,200	142,200	142,200	73,393	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-11,800	0	0	1,761	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
130,400	130,400	130,400	75,154	75,154	75,154		

009-014-002-00 2019 Est. T.C.V. DEZEEUW BRANDON & AMBER
 Property Class: 101 7351 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 50/FF	535.00	450.00	1.0000	0.0000	50	100*		0
AG SW 2016 3 -7 Acres			5.53 Acres		3300	100		18,239
* denotes lines that do not contribute to the total acreage calculation.								
535 Actual Front Feet, 5.53 Total Acres Total Est. Land Value =								18,239

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1942

(11) Heating System: Forced Heat & Cool
 Ground Area = 1386 SF Floor Area = 2079 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,386		
			Total:	203,161	132,052

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	2	7,051	4,583

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865

Porches

CCP (1 Story)	65	1,451	943
WCP (1 Story)	120	4,190	2,723

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	22,654	14,725
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Built-Ins

Appliance Allow.	1	2,099	1,364
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Totals: 248,201 161,327

Notes:

ECF (101 AGRICULTURE) 0.900 => TCV: 145,194

Ag. Bld 1 1968, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	11.19	1440	16,114
Default Walls	3.75	1440	5,400

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 8,606
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 8,175

Ag. Bld 2 1995, Lean-To Utility Shed, Lean-To Class:D,Frame Quality:Low Cost
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	3.01	672	2,023
Default Walls	4.67	504	2,354

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 2,407
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 2 = 2,287

Ag. Bld 3 1960, 4 Wall Corn Crib Building Class:D,Mesh Quality:Average
 Parcel Number: 009-014-002-00 Page: 2

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	25.80	192	4,954
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Depr. Cost = 1,734
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 3 =			1,647

Ag. Bld 4 1950, 4 Wall Milk House Class:C Quality:Average
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	42.31	195	8,250
Default Walls	25.98	195	5,066
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75			Depr. Cost = 1,165
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 4 =			1,107

Ag. Bld 5 2014, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	8.92	2688	23,977
Default Walls	4.36	2688	11,720
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Depr. Cost = 28,558
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 5 =			27,130

Ag. Bld 6 1981, 4 Wall Utility Building Class:D,Pole Quality:Average
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	6.44	4984	32,097
Default Walls	4.53	4984	22,578
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50			Depr. Cost = 27,338
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 6 =			25,971

Ag. Bld 7 1993, Lean-To Bunk Feeder Class:C Quality:Very Good

Description	Rate	Size	Cost New
Base Structure	28.55	48	1,370
Wood Roof	49.82	48	2,391
Concrete Apron	21.63	48	1,038
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/75/100/52.5			Depr. Cost = 2,519
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 7 =			2,394

Ag. Bld 8 1991, No-Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.79	504	1,406
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Depr. Cost = 844
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 8 =			801

Ag. Bld 9 2011, No-Wall Feeder Barn Class:D,Pole Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	2.26	4968	11,228
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Depr. Cost = 8,982
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 9 =			8,533

Total Estimated True Cash Value of Agricultural Buildings = 78,045

2019 Est. T.C.V. 009-014-002-00 = 242,448

Est. TCV/Total Floor Area = 116.62, Most recent sale 12/01/2010 for 194,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,500	123,500	123,500	71,690	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,400	-3,700	0	1,400	1,720	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,200	121,200	121,200	74,810	74,810	74,810	

009-014-002-10	2019 Est. T.C.V.	ARLENE PROPERTIES LLC &
Property Class: 102		7351 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			74.47 Acres		3300	100		245,751
			74.47 Total Acres				Total Est. Land Value =	245,751

2019 Est. T.C.V. 009-014-002-10 = 245,751

Est. TCV/Total Floor Area = 118.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,000	134,000	134,000	39,278	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-11,100	0	0	942	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,900	122,900	122,900	40,220	40,220	40,220	

009-014-003-00 2019 Est. T.C.V. VANCONANT BARBARA J
 Property Class: 401 2280 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	264.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								6,600

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1886

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 660 SF Floor Area = 825 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	660		
			Total:	67,242	36,983

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	428
Water/Sewer					
1000 Gal Septic			1	3,235	1,779
Water Well, 50 Feet			1	1,895	1,042
Deck					
Treated Wood			200	3,000	1,650
Built-Ins					
Appliance Allow.			1	1,243	684
			Totals:	77,393	42,566

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 37,458

2019 Est. T.C.V. 009-014-003-00 = 44,058

Est. TCV/Total Floor Area = 53.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	14,380	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	345	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	14,725	14,725	14,725	

009-014-004-00	2019 Est. T.C.V.	ARLENE PROPERTIES LLC & DUTCHMAN
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			50.27 Acres		3300	100		165,891
			50.27 Total Acres				Total Est. Land Value =	165,891

2019 Est. T.C.V. 009-014-004-00 = 165,891

Est. TCV/Total Floor Area = 201.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,500	90,500	90,500	18,330	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,600	0	0	439	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	18,769	18,769	18,769	

009-014-005-00 2019 Est. T.C.V. BARTLETT JUSTIN & KRISTA
 Property Class: 401 7555 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	264.00	499.95	1.0000	1.0000	50	100		13,200
264 Actual Front Feet, 3.03 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	950	0	0
Wood Frame	18.08	280	94	4,758
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,708

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1971

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 2166 SF Floor Area = 2166 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,458		
1 Story	Siding	Crawl Space	48		
1 Story	Siding	Slab	660		
			Total:	217,349	141,283

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

Porches

CCP (1 Story)	36	878	571
WPP	12	482	313

Deck

Treated Wood	395	4,910	3,191
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Built-Ins

Appliance Allow.	1	2,099	1,364
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	2640	64,442	41,887
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Totals: 300,534 195,352

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 171,910

2019 Est. T.C.V. 009-014-005-00 = 190,818

Est. TCV/Total Floor Area = 88.10, Most recent sale 04/18/2010 for 132,159

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,100	86,100	86,100	72,645	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	1,743	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,400	95,400	95,400	74,388	74,388	74,388	

009-014-005-60	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 IRRIGATED	3600/	1.97	Acres	3600	100			7,092
		1.97	Total Acres				Total Est. Land Value =	7,092

2019 Est. T.C.V. 009-014-005-60 = 7,092

Est. TCV/Total Floor Area = 3.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	2,622	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	62	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,684	2,684	2,684	

009-014-006-00 2019 Est. T.C.V. GREINER ROGER & CONNIE E
 Property Class: 401 7611 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	255.00	514.50	1.0000	1.0000	50	100		12,750
255 Actual Front Feet, 3.01 Total Acres Total Est. Land Value =								12,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1124 SF Floor Area = 1124 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,124		
			Total:	95,910	52,752

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933	513	

Water/Sewer				
1000 Gal Septic	1	3,453	1,899	
Water Well, 100 Feet	1	4,280	2,354	

Porches				
CCP (1 Story)	36	809	445	

Built-Ins				
Appliance Allow.	1	1,467	807	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	1100	21,241	11,683	

Totals: 128,093 70,453

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 61,999

2019 Est. T.C.V. 009-014-006-00 = 74,749

Est. TCV/Total Floor Area = 66.50, Most recent sale 05/25/2007 for 81,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,800	34,800	34,800	25,403	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	609	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	26,012	26,012	26,012	

009-014-007-00	2019 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 703		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
83 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-014-007-00 = 0

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-014-008-00 2019 Est. T.C.V. KITCHEN RICHARD A & ELIZABETH
 Property Class: 401 7855 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			2.500 Acres	4,800	100		12,000
		2.50	Total Acres	Total Est.	Land Value =		12,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1808 SF Floor Area = 1808 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
1 Story	Siding	Crawl Space	352		
			Total:	165,589	132,472

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 100 Feet	1	4,280	3,424

Porches

WPP	618	6,909	5,527
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Built-Ins

Appliance Allow.	1	1,467	1,174
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1280	20,979	16,783

Totals: 206,539 165,231

Notes: SKYLINE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 99,139

2019 Est. T.C.V. 009-014-008-00 = 111,139

Est. TCV/Total Floor Area = 61.47, Most recent sale 07/01/2000 for 28,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,900	52,900	52,900	38,105	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	914	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,600	55,600	55,600	39,019	39,019	39,019	

009-014-009-00 2019 Est. T.C.V. BRISENO TIMOTHY & CARRI
 Property Class: 401 2291 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00 Acres	2000	100		40,000
			20.00 Total Acres			Total Est. Land Value =	40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	500	0	0
D/W/P: Asphalt Paving	2.35	2128	0	0
D/W/P: 3.5 Concrete	5.00	90	0	0
Wood Frame	21.25	120	97	2,473
Wood Frame	21.25	120	97	2,473
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	94	4,700
Total Estimated Land Improvements True Cash Value =				9,646

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1757 SF Floor Area = 1757 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,085		
1 Story	Siding	Crawl Space	672		
			Total:	181,406	145,124

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	1	3,525	2,820

Water/Sewer

1000 Gal Septic	1	3,691	2,953
Water Well, 100 Feet	1	4,407	3,526

Porches

CCP (1 Story)	160	3,278	2,622
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Deck

Treated Wood	638	6,718	5,374
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	520	17,576	14,061
Common Wall: 2 Wall	1	-4,076	-3,261
Door Opener	1	415	332

Built-Ins

Appliance Allow.	1	2,099	1,679
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Totals: 220,159 176,126

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 154,991

Ag. Bld 1 1992, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.08	1120	3,450
Default Walls	3.96	1120	4,435

Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Depr. Cost = 4,889
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 4,400

Ag. Bld 2 2009, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.17	1200	3,804
Parcel Number: 009-014-009-00			Page: 2

Default Walls	4.07	1200	4,884			
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96				Depr. Cost =		8,340
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 =>	TCV of Bldg: 2 =				7,506
Total Estimated True Cash Value of Agricultural Buildings			=			11,906
2019 Est. T.C.V. 009-014-009-00			=			216,543
Est. TCV/Total Floor Area = 123.25, Most recent sale 10/03/2008 for 115,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,500	100,500	100,500	83,114	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	1,994	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,300	108,300	108,300	85,108	85,108	85,108	

009-014-009-20 2019 Est. T.C.V. KITCHEN RICHARD B & ADELIN L
Property Class: 101 2213 S DICKERSON RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			25.56 Acres		3300	100		84,348
AG SW 2016 SURPLUS 1600/			16.99 Acres		1600	100		27,187
			42.55 Total Acres	Total Est. Land Value =				111,535

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	520	0	0
D/W/P: Crushed Rock	1.66	28	0	0
Fencing: Wire Mesh, #9	2.84	472	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements			True Cash Value =	2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2280 SF Floor Area = 2280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
			Total:	181,588	163,429

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	840
3 Fixture Bath	1	2,929	2,636
2 Fixture Bath	1	1,970	1,773

Water/Sewer

1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852

Porches

WPP	54	1,473	1,326
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Deck

Treated Wood	49	1,291	1,162
Treated Wood	120	2,185	1,966

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	787	21,021	18,919
Door Opener	2	736	662

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	12,476
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Built-Ins

Appliance Allow.	1	1,467	1,320
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Breezeways

Frame Wall	140	6,370	5,733
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Totals: 243,558 219,202

Notes:

ECF (101 AGRICULTURE) 0.600 => TCV: 131,521

2019 Est. T.C.V. 009-014-009-20 = 245,556

Est. TCV/Total Floor Area = 107.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,300	131,300	131,300	86,725	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,154	10,654	0	-5,578	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,800	122,800	122,800	88,806	88,806	88,806	

009-014-009-75	2019 Est. T.C.V.	KITCHEN RICHARD B & ADELINE L
Property Class: 402		2213 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			8.00 Acres		2000	100		16,008
			8.00 Total Acres				Total Est. Land Value =	16,008

2019 Est. T.C.V. 009-014-009-75 = 16,008

Est. TCV/Total Floor Area = 7.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	7,659	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
8,000	0	0	0	7,842	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	7,842	7,842	0	

009-014-009-85	2019 Est. T.C.V.	BRISENO BABETTA R
Property Class: 401		2175 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	231.00	270.00	1.0000	1.0000	40	100		9,240
231 Actual Front Feet, 1.43 Total Acres								Total Est. Land Value = 9,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	115,116	101,301

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	821	
3 Fixture Bath		1	2,929	2,578	
Water/Sewer					
1000 Gal Septic		1	3,453	3,039	
Water Well, 100 Feet		1	4,280	3,766	
Built-Ins					
Appliance Allow.		1	1,467	1,291	
			Totals:	128,178	112,796

Notes: 1999 SKYLINE #45330269LAB

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 67,677

2019 Est. T.C.V. 009-014-009-85 = 77,867

Est. TCV/Total Floor Area = 57.59

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,300	36,300	36,300	30,226	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	725	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,900	38,900	38,900	30,951	30,951	30,951	

009-014-009-90 2019 Est. T.C.V. MOLITOR DANIEL C & PAMELA
 Property Class: 401 2065 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	242.87	270.00	1.0000	1.0000	40	100		9,715
200 Actual Front Feet, 1.64 Total Acres Total Est. Land Value =								9,715

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	1200	50	1,224
Total Estimated Land Improvements True Cash Value =				1,224

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1994

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	125,088	106,326

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Deck

Treated Wood	160	2,597	1,948	*75% Good
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	14,688	12,485
Common Wall: 1 Wall	1	-1,753	-1,490

Class: D Exterior: Pole (Unfinished)

Base Cost	960	14,573	12,387
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Built-Ins

Appliance Allow.	1	1,243	1,057
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Breezeways

Frame Wall	144	5,789	4,921
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Totals: 172,879 146,690

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 88,014

2019 Est. T.C.V. 009-014-009-90 = 98,953

Est. TCV/Total Floor Area = 58.90, Most recent sale 08/01/2006 for 103,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,800	43,800	43,800	36,364	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	872	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,500	49,500	49,500	37,236	37,236	37,236

009-014-010-00 2019 Est. T.C.V. EUBANK WILLIAM & GINA
 Property Class: 401 7931 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	668.00	179.33	1.0000	1.0000	40	100		26,720
668 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								26,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	600	50	1,500
Wood Frame	18.02	288	45	2,335
Total Estimated Land Improvements True Cash Value =				3,835

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1444 SF Floor Area = 1444 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	884		
1 Story	Siding	Mich Bsmnt.	560		
			Total:	146,892	90,272

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,165		
Plumbing					
Average Fixture(s)	1	1,120	672		
2 Fixture Bath	1	2,359	1,415		
Water/Sewer					
1000 Gal Septic	1	3,691	2,215		
Water Well, 50 Feet	1	2,038	1,223		
Porches					
WCP (1 Story)	196	6,013	4,269	*71% Good	
Deck					
Pine w/Roof (Deck Portion)	200	2,512	1,507		
Pine w/Roof (Roof portion)	200	2,558	1,535		
Treated Wood	320	4,278	2,567		
w/Roof (Roof portion)	180	2,338	1,403		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	780	23,228	13,937		
Common Wall: 1 Wall	1	-2,038	-1,223		
Door Opener	1	415	249		
Built-Ins					
Appliance Allow.	1	2,099	1,259		
Fireplaces					
Interior 1 Story	1	4,051	2,431		
Wood Stove	1	1,936	1,162		
Breezeways					
Frame Wall	120	4,873	2,436	*50% Good	
Totals:				210,305	126,349

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 111,187

2019 Est. T.C.V. 009-014-010-00 = 141,742

Est. TCV/Total Floor Area = 98.16, Most recent sale 09/15/2017 for 129,842

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,300	65,300	65,300	65,300	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	1,567	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,900	70,900	70,900	66,867	66,867	0

009-014-011-00	2019 Est. T.C.V.	EUBANK WILLIAM & GINA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
83 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-014-011-00 = 5,000

Est. TCV/Total Floor Area = 3.46, Most recent sale 09/15/2017 for 129,842

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	2,500	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	2,560	2,500	2,500		

009-014-011-95	2019 Est. T.C.V.	CONTINENTAL TELEPHONE CO
Property Class: 705		2051 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL SITE VALUE	10K	0.09	Acres	10000	100			930
		0.09	Total Acres				Total Est. Land Value =	930

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 42.71
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 14.34 100%
 Adjusted Square Foot Cost for Upper Floors = 57.05

Total Floor Area: 288 Base Cost New of Upper Floors = 16,430
 Reproduction/Replacement Cost = 16,430
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
 Total Depreciated Cost = 10,022

ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 5,512
 Replacement Cost/Floor Area= 57.05 Est. TCV/Floor Area= 19.14

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,512

2019 Est. T.C.V. 009-014-011-95		=		0	
Est. TCV/Total Floor Area = 0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-014-012-00 2019 Est. T.C.V. KITCHEN BENJAMIN C
 Property Class: 101 2689 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			36.25 Acres		3300	100		119,625
AG SW 2016 UNTILLABLE			2.75 Acres		1800	100		4,950
AG SW 2016 ROW			1.00 Acres		0	100		0
40.00 Total Acres Total Est. Land Value =								124,575

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.10	320	50	2,576
Total Estimated Land Improvements True Cash Value =				2,576

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 972 SF Floor Area = 972 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	300		
			Total:	100,377	55,209

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 513

Water/Sewer
 1000 Gal Septic 1 3,453 1,899
 Water Well, 50 Feet 1 1,962 1,079

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 720 19,778 10,878
 Common Wall: 1 Wall 1 -1,906 -1,048

Built-Ins

Appliance Allow. 1 1,467 807

Deck

Treated Wood 24 814 448

Totals: 126,878 69,785

Notes:

ECF (101 AGRICULTURE) 0.900 => TCV: 62,807

Ag. Bld 1 1920, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
 Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	14.85	3200	47,520
Default Walls	9.25	3200	29,600

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0 Depr. Cost = 0
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 0

Ag. Bld 2 1972, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.00	1410	4,230
Default Walls	3.85	1410	5,429

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 4,830
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 2 = 4,588

Total Estimated True Cash Value of Agricultural Buildings = 4,588

2019 Est. T.C.V. 009-014-012-00 = 194,546

Est. TCV/Total Floor Area = 200.15

2018 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-014-012-00

Page: 2

	96,500	96,500	96,500	29,682	2.40	
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	800	0	0	712	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,300	97,300	97,300	30,394	30,394	30,394

009-014-012-25	2019 Est. T.C.V.	KITCHEN MICHAEL C
Property Class: 101		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		37.50 Acres			3300	100		123,750
AG SW 2016 UNTILLABLE		17.12 Acres			1800	100		30,816
AG SW 2016 ROW		0.38 Acres			0	100		0
		55.00 Total Acres					Total Est. Land Value =	154,566

2019 Est. T.C.V. 009-014-012-25 = 154,566

Est. TCV/Total Floor Area = 159.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,100	82,100	82,100	29,328	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,800	0	703	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,300	77,300	77,300	30,031	30,031	30,031	

009-014-012-55 2019 Est. T.C.V. COBB MICHAEL JR & KATE
 Property Class: 401 7618 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		15.00	Acres		2000	100		30,000
		15.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
OUTDOOR FURNACE	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2016

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1754 SF Floor Area = 1754 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,754		
			Total:	213,142	208,882

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,903

Plumbing

Average Fixture(s)	1	1,120	1,098
3 Fixture Bath	1	3,525	3,454

Water/Sewer

2000 Gal Septic	1	7,336	7,189
Water Well, 50 Feet	1	2,038	1,997

Porches

WCP (1 Story)	144	4,836	4,739
WPP	286	3,838	3,761

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	407
Base Cost	1600	29,296	28,710

Built-Ins

Appliance Allow.	1	2,099	2,057
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Deck

w/Roof (Roof portion)	480	5,578	5,466
w/Roof (Roof portion)	480	5,578	5,466

Totals: 280,743 275,129

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 242,114

2019 Est. T.C.V. 009-014-012-55 = 274,489

Est. TCv/Total Floor Area = 156.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,500	124,500	124,500	112,006	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	2,688	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,200	137,200	137,200	114,694	114,694	114,694	

009-014-012-65	2019 Est. T.C.V.	KITCHEN THOMAS A
Property Class: 101		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			30.00 Acres		3300	100		99,000
			30.00 Total Acres				Total Est. Land Value =	99,000

2019 Est. T.C.V. 009-014-012-65 = 99,000

Est. TCV/Total Floor Area = 56.44

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	15,996	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	383	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,500	49,500	49,500	16,379	16,379	16,379	

009-014-012-85 2019 Est. T.C.V. KITCHEN THOMAS
Property Class: 402 W KELLY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$2000	10.00	Acres	2000	100			20,000
10.00 Total Acres Total Est. Land Value =								20,000

2019 Est. T.C.V. 009-014-012-85 = 20,000

Est. TCV/Total Floor Area = 11.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,000	10,000	10,000	6,272	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	150	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,000	10,000	10,000	6,422	6,422	6,422		

009-014-012-90	2019 Est. T.C.V.	KITCHEN THOMAS
Property Class: 401		7770 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1987
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1170 SF Floor Area = 1170 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,170		
			Total:	102,532	78,950

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	718
2 Fixture Bath	1	1,970	1,517

Water/Sewer

1000 Gal Septic	1	3,453	2,659
Water Well, 100 Feet	1	4,280	3,296

Deck

Treated Wood	250	3,553	2,736
Treated Wood	36	1,120	862

Built-Ins

Appliance Allow.	1	1,467	1,130
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1360	19,706	13,991	*71% Good
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Totals:	139,014	105,859
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Notes:

ECF (101 AGRICULTURE) 0.900 =>	TCV:	95,273
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2019 Est. T.C.V. 009-014-012-90	=	115,273
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Est. TCV/Total Floor Area = 98.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,700	51,700	51,700	44,047	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,057	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,600	57,600	57,600	45,104	45,104	45,104	

009-014-013-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			48.00 Acres		3300	100		158,400
AG SW 2016 UNTILLABLE			31.00 Acres		1800	100		55,800
AG SW 2016 ROW			1.00 Acres		0	100		0
			80.00 Total Acres				Total Est. Land Value =	214,200

2019 Est. T.C.V. 009-014-013-00 = 214,200

Est. TCV/Total Floor Area = 183.08, Most recent sale 04/16/2012 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,800	112,800	112,800	31,038	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,700	0	744	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,100	107,100	107,100	31,782	31,782	31,782	

009-014-014-00	2019 Est. T.C.V.	PEARSON JOHN L & MARIA J
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 SURPLUS	1600/		40.00	Acres	1600	100		64,000
			40.00	Total Acres			Total Est. Land Value =	64,000

2019 Est. T.C.V. 009-014-014-00 = 64,000

Est. TCV/Total Floor Area = 54.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,000	34,000	34,000	26,523	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	636	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	27,159	27,159	27,159	

009-014-015-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 SURPLUS	1600/		20.00	Acres	1600	100		32,000
			20.00	Total Acres			Total Est. Land Value =	32,000

2019 Est. T.C.V. 009-014-015-00 = 32,000

Est. TCV/Total Floor Area = 27.35, Most recent sale 01/20/2006 for 62,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	9,746	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	233	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	9,979	9,979	9,979	

009-014-017-00	2019 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 UNTILLED	2200		4.02 Acres		2200	100		8,851
			4.02 Total Acres				Total Est. Land Value =	8,851

2019 Est. T.C.V. 009-014-017-00 = 8,851

Est. TCV/Total Floor Area = 7.56, Most recent sale 12/19/2009 for 50,778

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	3,512	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	84	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,400	4,400	4,400	3,596	3,596	0	

009-014-018-00 2019 Est. T.C.V. HILL STACEY R
 Property Class: 401 2830 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
			Total:	122,609	98,087

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	746	
2 Fixture Bath		1	1,970	1,576	
Water/Sewer					
1000 Gal Septic		1	3,453	2,762	
Water Well, 50 Feet		1	1,962	1,570	
Built-Ins					
Appliance Allow.		1	1,467	1,174	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1144	18,750	15,000	
			Totals:	151,144	120,915

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 72,549

2019 Est. T.C.V. 009-014-018-00 = 86,699

Est. TCV/Total Floor Area = 60.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,900	40,900	40,900	27,603	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	662	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	28,265	28,265	28,265	

009-014-019-00	2019 Est. T.C.V.	PEDLAR JACK W
Property Class: 401		2800 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres								Total Est. Land Value = 13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1122	0	0
Wood Frame	18.89	120	94	2,131
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,031

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1976

(11) Heating System: Electric Baseboard
 Ground Area = 1120 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,120		
			Total:	140,113	98,078

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933	653	

Water/Sewer				
1000 Gal Septic	1	3,453	2,417	
Water Well, 50 Feet	1	1,962	1,373	

Porches				
WCP (1 Story)	192	5,330	3,731	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	16,877	11,814
Common Wall: 1 Wall	1	-1,906	-1,334

Built-Ins

Appliance Allow.	1	1,467	1,027
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Breezeways

Frame Wall	240	10,920	7,644
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Totals: 179,149 125,403

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 110,355

2019 Est. T.C.V. 009-014-019-00 = 127,586

Est. TCV/Total Floor Area = 75.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,600	59,600	59,600	49,443	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	1,186	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,800	63,800	63,800	50,629	50,629	50,629	

009-014-020-50	2019 Est. T.C.V.	MCVICAR MATTHEW &
Property Class: 201		2882 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	165.00	660.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 2.50 Total Acres								Total Est. Land Value = 6,600

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1986
Description of Occupancy: CAL 52

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<< Calculator Cost Computations >>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 160

Base Rate for Upper Floors = 37.62

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.55 100%
Adjusted Square Foot Cost for Upper Floors = 42.17

Total Floor Area: 1,536 Base Cost New of Upper Floors = 64,774

Reproduction/Replacement Cost = 64,774

Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0

Total Depreciated Cost = 36,921

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 28,799

Replacement Cost/Floor Area= 42.17 Est. TCV/Floor Area= 18.75

Total Estimated True Cash Value of Commercial/Industrial Buildings = 28,799

2019 Est. T.C.V. 009-014-020-50 = 35,399

Est. TCV/Total Floor Area = 23.05

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,100	20,100	20,100	14,709	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,400	0	353	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,700	17,700	17,700	15,062	15,062	0	

009-015-002-00	2019 Est. T.C.V.	BORSUM DENNIS M & DEBRA -JT FRS
Property Class: 102		DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 SURPLUS	1600/		15.00 Acres		1600	100		24,000
			15.00 Total Acres				Total Est. Land Value =	24,000

2019 Est. T.C.V. 009-015-002-00 = 24,000

Est. TCV/Total Floor Area = 15.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,800	12,800	12,800	4,451	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	0	106	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,000	12,000	12,000	4,557	4,557	4,557		

009-015-002-25	2019 Est. T.C.V.	BORSUM DENNIS M
Property Class: 401		2540 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	60.00	Acres	2000	100			120,000
60.00 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	144	94	680
Total Estimated Land Improvements True Cash Value =				680

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 800 SF Floor Area = 800 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
Total:				78,242	46,946

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
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Water/Sewer

1000 Gal Septic	1	3,235	1,941
Water Well, 50 Feet	1	1,895	1,137

Porches

WCP (1 Story)	147	3,981	2,389
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Deck

Treated Wood	128	2,243	1,346
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	336	9,035	5,421	
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	720	19,426	11,656	
Class: D Exterior: Pole (Unfinished)				
Base Cost	768	12,165	7,299	

Built-Ins

Appliance Allow.	1	1,243	746
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Breezeways

Frame Wall	189	7,598	4,559
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Unit-in-Place Cost Items

BARN	500	535	241	*45% Good
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Totals: 140,376 84,148

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 74,050

2019 Est. T.C.V. 009-015-002-25 = 194,730

Est. TCV/Total Floor Area = 243.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	55,653	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,335	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,400	97,400	97,400	56,988	56,988	56,988	

009-015-003-00 2019 Est. T.C.V. MOLITOR DON & BETTY FAMILY TRUST
 Property Class: 401 2400 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	25.00	Acres	2000	100		50,000
25.00 Total Acres Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1416 SF Floor Area = 1884 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	936			
1 Story	Siding	Crawl Space	160			
1 Story	Siding	Crawl Space	320			*56% Good
			Total:	155,216	98,710	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
2 Fixture Bath	1	1,970	1,280

Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275

Porches

WCP (1 Story)	160	4,704	3,058
WCP (1 Story)	288	6,572	4,272

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	840	13,054	8,485
Door Opener	1	327	213

Class: D Exterior: Pole (Unfinished)

Base Cost	840	13,054	8,485
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Class: D Exterior: Pole (Unfinished)

Base Cost	1216	17,620	11,453
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Built-Ins

Appliance Allow.	1	1,467	954
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Totals: 220,332 141,035

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 124,111

2019 Est. T.C.V. 009-015-003-00 = 176,536

Est. TCV/Total Floor Area = 93.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,700	84,700	84,700	70,820	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,699	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,300	88,300	88,300	72,519	72,519	72,519	

009-015-006-00 2019 Est. T.C.V. MISSAUKEE COUNTY ROAD COMMISSION
 Property Class: 703
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.00 Total Acres				Total Est. Land Value =	0
<hr/>								
2019 Est. T.C.V. 009-015-006-00							=	0
Est. TCV/Total Floor Area =	0.00							
2018 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.		
0	0	0			0	2.40		
2019	New Eq. Adjustment	Loss			Additions	Tax Adjustment	Losses	
0	0	0			0	0	0	
2019 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT	
0	0	0			0	0	0	

009-015-007-00 2019 Est. T.C.V. ATEN EDWARD
 Property Class: 401 2155 S BLODGETT RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES	15K				15000	100		15,000
412 Actual Front Feet, 5.65 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	84,503	89,866

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	685
3 Fixture Bath			1	2,463	2,167
Water/Sewer					
1000 Gal Septic			1	3,235	2,847
Water Well, 100 Feet			1	4,178	3,677
Built-Ins					
Appliance Allow.			1	1,243	1,094
			Totals:	96,400	84,832

Notes: 1999 MH (2161 S BLODGETT)

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 33,933

Cost Est. for Res. Bldg: 2 Single Family HUD Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	980		
			Total:	75,616	68,875

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	583
3 Fixture Bath			1	2,463	1,847
Water/Sewer					
1000 Gal Septic			1	3,235	2,426
Water Well, 100 Feet			1	4,178	3,133
Built-Ins					
Appliance Allow.			1	1,243	932
			Totals:	87,513	65,632

Notes: 2155 S BLODGETT

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 26,253

2019 Est. T.C.V. 009-015-007-00 = 75,186

Est. TCV/Total Floor Area = 35.80, Most recent sale 04/01/2003 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	36,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	880	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	37,580	37,580	0	

009-015-007-10	2019 Est. T.C.V.	BRONSON PEGGY
Property Class: 401		8757 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			8.57 Acres		2000	100		17,140
			8.57 Total Acres				Total Est. Land Value =	17,140

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	576	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	138,363	124,511

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748
Plumbing			
Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	2	7,051	6,346
Separate Shower	1	1,032	929
Water/Sewer			
1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966
Porches			
CCP (1 Story)	48	1,104	994
WPP	48	1,539	1,385
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	692	25,888	23,299
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	15,567	14,010
Door Opener	1	415	373
Built-Ins			
Appliance Allow.	1	2,099	1,889
Recreation Room	1072	15,726	7,863
		Totals:	218,321 190,182

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 167,360

2019 Est. T.C.V. 009-015-007-10	=	186,875			
Est. TCV/Total Floor Area = 169.27, Most recent sale 06/05/2014 for 148,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,500	86,500	86,500	77,804	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,900	0	0	1,867	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,400	93,400	93,400	79,671	79,671	79,671

009-015-007-20 2019 Est. T.C.V. ALLPRO RENT LLC
 Property Class: 401 2235 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
Residentia 8 - 17 @\$2000			11.86 Acres		2000	100		23,710
210 Actual Front Feet, 14.29 Total Acres Total Est. Land Value =								34,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C -5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1132 SF Floor Area = 1132 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,132		
			Total:	195,658	83,146

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,240	1,904
3 Fixture Bath	1	3,525	2,996

Water/Sewer

1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746

Porches

WCP (1 Story)	80	3,094	2,630
WCP (1 Story)	80	3,094	2,630

Deck

Treated Wood	257	3,703	3,148
Treated Wood	65	1,550	1,317

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	364	16,537	14,056
Common Wall: 2 Wall	1	-4,076	-3,465
Door Opener	1	415	353

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	364	16,537	14,056
Common Wall: 2 Wall	1	-4,076	-3,465
Door Opener	1	415	353

Built-Ins

Appliance Allow.	2	4,198	3,568
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Totals: 306,166 260,220

Notes: DUPLEX

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV: 182,154

2019 Est. T.C.V. 009-015-007-20 = 217,314

Est. TCV/Total Floor Area = 95.99, Most recent sale 11/01/2001 for 12,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,900	92,900	92,900	92,900	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,800	0	0	2,229	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,700	108,700	108,700	95,129	95,129	0	0

009-015-007-30	2019 Est. T.C.V.	WISMER ANN
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value =								10,500

2019 Est. T.C.V. 009-015-007-30 = 10,500

Est. TCV/Total Floor Area = 4.64, Most recent sale 07/01/1998 for 4,750

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,300	5,300	5,300	4,639	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	111	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,300	5,300	5,300	4,750	4,750	0		

009-015-007-35 2019 Est. T.C.V. KLINE PHYLLIS
 Property Class: 401 2265 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value =								10,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	115,116	103,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	840
3 Fixture Bath	1	2,929	2,636

Water/Sewer

1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	18,486	16,637
Class: C Exterior: Pole (Unfinished)			
Base Cost	960	18,451	16,606

Built-Ins

Appliance Allow.	1	1,467	1,320
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Breezeways

Frame Wall	64	2,912	2,621
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Totals: 168,027 151,224

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 90,735

2019 Est. T.C.V. 009-015-007-35		=	102,185
Est. TCV/Total Floor Area = 75.58, Most recent sale 07/01/1998 for 4,750			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
48,000	48,000	48,000	41,412 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	3,100	0	0 993 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
51,100	51,100	51,100	42,405 42,405 42,405

009-015-007-40	2019 Est. T.C.V.	CHASE MICHAEL P & DENISE K
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	201.00	505.00	1.0000	1.0000	50	100		10,050
201 Actual Front Feet, 2.33 Total Acres Total Est. Land Value =								10,050

2019 Est. T.C.V. 009-015-007-40 = 10,050

Est. TCV/Total Floor Area = 7.43, Most recent sale 07/01/2001 for 17,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,000	5,000	5,000	5,000	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	5,120	5,000	5,000		

009-015-007-45	2019 Est. T.C.V.	CHASE MICHAEL P & DENISE K
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres								Total Est. Land Value = 10,500

2019 Est. T.C.V. 009-015-007-45 = 10,500

Est. TCV/Total Floor Area = 7.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,300	5,300	5,300	5,300	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,300	5,300	5,300	5,427	5,300	5,300		

009-015-007-50	2019 Est. T.C.V.	BROWN EARL M & BONNIE
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 8 - 17 Acres			8.38 Acres		3300	100		27,654
			8.38 Total Acres				Total Est. Land Value =	27,654

2019 Est. T.C.V. 009-015-007-50 = 27,654

Est. TCV/Total Floor Area = 20.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,100	15,100	15,100	6,426	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	154	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	6,580	6,580	6,580	

009-015-007-65	2019 Est. T.C.V.	BROWN WESLEY D
Property Class: 401		2425 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	408.00	630.00	1.0000	1.0000	40	100		16,320
408 Actual Front Feet, 5.90 Total Acres								Total Est. Land Value = 16,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	22.93	48	0	0
D/W/P: Crushed Rock	1.88	500	0	0
D/W/P: Patio Blocks	14.32	400	0	0
D/W/P: 4in Ren. Conc.	7.79	35	0	0
Metal Prefab	16.32	300	50	2,448
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
OUTDOOR FURNACE	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,198

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2007

(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = 2490 SF Floor Area = 4034 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,466		
1 Story	Siding	Basement	160		
1 Story	Siding	Basement	864		
1 Story	Siding	Overhang	444		
			Total:	485,620	446,770

Other Additions/Adjustments

Exterior

Brick Veneer	1076	16,732	15,393
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Basement, Outside Entrance, Below Grade	1	2,727	2,509
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Plumbing

Average Fixture(s)	1	1,649	1,517
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3 Fixture Bath	2	10,369	9,539
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2 Fixture Bath	1	3,473	3,195
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Water/Sewer

1000 Gal Septic	1	4,277	3,935
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Water Well, 200 Feet	1	8,891	8,180
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Porches

CCP (1 Story)	72	2,029	1,867
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WCP (1 Story)	160	6,749	6,209
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WGEP (1 Story)	72	7,082	6,515
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WPP	60	2,198	2,022
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CCP (1 Story)	72	2,029	1,867
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	888	39,374	36,224
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Common Wall: 1.5 Wall	1	-3,548	-3,264
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Door Opener	2	1,037	954
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Class: BC Exterior: Pole (Finished)

Door Opener	2	1,037	954
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Base Cost	2968	91,533	84,210
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Built-Ins

Appliance Allow.	1	3,016	2,775
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Fireplaces

Exterior 2 Story	1	7,847	7,219
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Recreation Room	1200	24,888	22,897
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Totals:		719,009	661,487
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Notes:

Parcel Number: 009-015-007-65

Page: 2

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 582,109

2019 Est. T.C.V. 009-015-007-65							=	605,627
Est. TCV/Total Floor Area = 150.13								
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
260,200	260,200	260,200	189,442	2.40				
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	42,600	0	0	4,546	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
302,800	302,800	302,800	193,988	193,988	193,988			

009-015-007-70 2019 Est. T.C.V. SWANSON GORDON J & JUDY L
 Property Class: 401 8909 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	279.60	778.97	1.0000	1.0000	40	100		11,184
280 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								11,184

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 945 SF Floor Area = 945 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	945		
			Total:	97,763	58,657

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 50 Feet	1	1,962	1,177

Porches

CCP (1 Story)	120	2,309	1,524	*66% Good
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 960 22,013 13,208

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Deck

Treated Wood	850	8,177	7,523	*92% Good
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Lump Sum Items

1170 SQ FT BARN		4,680	2,808
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Totals: 147,088 91,008

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 80,087

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	11.09	2400	26,616
Default Walls	3.71	2400	8,904

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75 Depr. Cost = 3,108
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 2,797

Total Estimated True Cash Value of Agricultural Buildings = 2,797

2019 Est. T.C.V. 009-015-007-70 = 96,568

Est. TCV/Total Floor Area = 102.19, Most recent sale 04/06/2010 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,100	46,100	46,100	37,267	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	894	0

Parcel Number: 009-015-007-70

Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,300	48,300	48,300	38,161	38,161	38,161

009-015-007-80 2019 Est. T.C.V. BROWN EARL & BONNIE L TRUSTEE
 Property Class: 401 2447 S BLODGET RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	550.00	505.00	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800			6.38 Acres		2800	100		17,853
* denotes lines that do not contribute to the total acreage calculation.								
550 Actual Front Feet, 6.38 Total Acres Total Est. Land Value =								17,853

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Total:				42,735	14,958

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713
Built-Ins					
Appliance Allow.			1	2,099	735
Totals:				51,294	17,954

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 8,977

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 22.15

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.83 100%
 Adjusted Square Foot Cost for Upper Floors = 24.98

Total Floor Area: 1,440	Base Cost New of Upper Floors =	35,971
	Reproduction/Replacement Cost =	35,971
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	15,827

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 14,245
 Replacement Cost/Floor Area= 24.98 Est. TCV/Floor Area= 9.89

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: 1 WALL W/ROOF

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 15.17

Adjusted Square Foot Cost for Upper Floors = 15.17

Total Floor Area: 1,440	Base Cost New of Upper Floors =	21,845
	Reproduction/Replacement Cost =	21,845
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0	Total Depreciated Cost =	14,636

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 13,173
 Replacement Cost/Floor Area= 15.17 Est. TCV/Floor Area= 9.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 27,418

2019 Est. T.C.V. 009-015-007-80 = 54,248

Est. TCV/Total Floor Area = 14.05

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,000	24,000	24,000	22,406	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	537	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	22,943	22,943	22,943	

009-015-007-90	2019 Est. T.C.V.	ATEN EDWARD
Property Class: 401		2111 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
100 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.84	160	35	887
Total Estimated Land Improvements True Cash Value =				887

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1988

(11) Heating System: Forced Warm Air
Ground Area = 1036 SF Floor Area = 1036 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
			Total:	48,163	16,857

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	1,552	543
Plumbing			
Average Fixture(s)	1	731	256
Water/Sewer			
1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 320 11,392 3,987

Built-Ins

Appliance Allow. 1 2,099 735

Deck

w/Roof (Roof portion) 144 1,930 675

Totals: 71,596 25,058

Notes: 1988 REDMAN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 12,529

2019 Est. T.C.V. 009-015-007-90 = 18,416

Est. TCV/Total Floor Area = 17.78

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	10,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	-1,600	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,200	9,200	9,200	11,059	9,200	0	

009-015-008-00	2019 Est. T.C.V.	CICCHELLI RYAN G
Property Class: 401		8821 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
160 Actual Front Feet, 0.50 Total Acres								Total Est. Land Value = 8,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,104		
			Total:	83,485	76,722

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	591	

Water/Sewer					
1000 Gal Septic		1	3,235	2,459	
Water Well, 50 Feet		1	1,895	1,440	

Deck					
Treated Wood			140	2,380	1,809
Treated Wood			20	666	506

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			689	16,846	12,803
Door Opener			1	327	249

Built-Ins

Appliance Allow.		1	1,243	945	
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Fireplaces

Wood Stove		1	1,350	1,026	
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Totals:			112,205	85,277	
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 51,166

2019 Est. T.C.V. 009-015-008-00 = 59,166

Est. TCV/Total Floor Area = 53.59, Most recent sale 08/01/2015 for 77,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	21,530	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	516	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	22,046	22,046	22,046	

009-015-009-00 2019 Est. T.C.V. GREGORY JAMES A & WELCH SCOTT E
 Property Class: 401 8801 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	93.00	440.28	1.0000	1.0000	40	100		3,720
			0.940 Acres		0	100		0
93 Actual Front Feet, 1.88 Total Acres Total Est. Land Value =								3,720

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 938 SF Floor Area = 938 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	840		
1 Story	Siding	Piers	98		
Total:				72,963	53,249

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 467

Water/Sewer
 1000 Gal Septic 1 3,235 1,941
 Water Well, 50 Feet 1 1,895 1,137

Garages
 Class: D Exterior: Pole (Unfinished)
 Base Cost 432 7,927 4,756

Built-Ins
 Appliance Allow. 1 1,243 746

Totals: 88,041 52,824

Notes: 1979 LIBERTY

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 21,130

2019 Est. T.C.V. 009-015-009-00 = 24,850

Est. TCV/Total Floor Area = 26.49, Most recent sale 06/03/2016 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	13,000	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-600	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,400	12,400	12,400	13,312	12,400	12,400	

009-015-010-00 2019 Est. T.C.V. RICHARDS JOHN JR
 Property Class: 401 8951 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	278.78	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 1.60 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.62	64	50	852
Total Estimated Land Improvements True Cash Value =				852

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Wall Furnace
 Ground Area = 938 SF Floor Area = 938 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	938		
			Total:	42,571	14,900
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			162	1,396	489
Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713
Deck					
Treated Wood			36	1,145	630 *55% Good
Built-Ins					
Appliance Allow.			1	2,099	735
Totals:				53,671	19,015

Notes: 1986 REDMAN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 9,508

2019 Est. T.C.V. 009-015-010-00				=	20,360
Est. TCV/Total Floor Area = 21.71					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,100	10,100	10,100	10,100	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	100	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,200	10,200	10,200	10,342	10,200	10,200

009-015-012-00 2019 Est. T.C.V. BARRON JAMES D & BARRON ZEIGLER C
 Property Class: 401 8910 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			4.88 Acres		2800	100		13,664
			4.88 Total Acres				Total Est. Land Value =	13,664

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	340	0	0
D/W/P: Asphalt Paving	2.35	2600	0	0
Wood Frame	20.17	154	35	1,087

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
				Total Estimated Land Improvements True Cash Value = 5,837

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1340 SF Floor Area = 1340 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,340		
			Total:	124,736	91,043

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	818
2 Fixture Bath	1	2,359	1,722

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	616	19,718	14,394
Common Wall: 1 Wall	1	-2,038	-1,488

Water/Sewer

Public Sewer	1	1,134	828
Water Well, 100 Feet	1	4,407	3,217

Built-Ins

Appliance Allow.	1	2,099	1,532
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Fireplaces

Exterior 1 Story	1	4,942	3,608
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 158,477 115,674

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 101,793

2019 Est. T.C.V. 009-015-012-00 = 121,294

Est. TCV/Total Floor Area = 90.52, Most recent sale 02/22/2010 for 93,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,900	54,900	54,900	46,610	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	1,118	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,600	60,600	60,600	47,728	47,728	47,728	

009-015-013-00 2019 Est. T.C.V. BARTIN CHRISTOPHER & LEEANN
 Property Class: 401 8992 W JENNINGS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
186 Actual Front Feet, 1.79 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	2072	0	0
Wood Frame	29.78	25	50	372
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,872

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1107 SF Floor Area = 1107 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,107		
			Total:	132,436	86,071

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,262

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Deck

Treated Wood 591 6,395 4,157

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	504	15,417	10,021
Door Opener	2	830	539

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow. 1 2,099 1,364

Local Cost Items

SANITARY SEWER 1 0 0 *90% Good

Recreation Room 500 7,335 4,768

Totals: 174,271 113,263

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 99,671

2019 Est. T.C.V. 009-015-013-00 = 107,543

Est. TCv/Total Floor Area = 97.15, Most recent sale 03/15/2017 for 101,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,900	49,900	49,900	49,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,197	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,800	53,800	53,800	51,097	51,097	51,097	

009-015-015-00	2019 Est. T.C.V.	WILLIS CHARLOTTE M TRUST
Property Class: 401		8518 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			20.000 Acres		2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Space Heater
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	90,338	72,270

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	746
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Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 50 Feet	1	1,962	1,570

Porches

WGEP (1 Story)	192	10,189	8,864	*87% Good
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	16,877	13,502
Common Wall: 1 Wall	1	-1,906	-1,525

Built-Ins

Appliance Allow.	1	1,467	1,174
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Unit-in-Place Cost Items

BARN	3000	3,210	2,728	*85% Good
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Totals:		126,523	102,091
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Notes: ARROW HOME

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:	89,840
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Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 799 SF Floor Area = 799 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	799		
			Total:	73,620	40,491

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Water/Sewer

1000 Gal Septic	1	3,453	1,899
Water Well, 50 Feet	1	1,962	1,079

Porches

CPP	64	1,027	729	*71% Good
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	18,486	10,167
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Built-Ins

Appliance Allow.	1	1,467	807
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Parcel Number: 009-015-015-00

Page: 2

Totals: 100,948 55,685

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 49,003

Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater
 Ground Area = 374 SF Floor Area = 374 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	374		
			Total:	34,787	19,132

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	428

Built-Ins					
Appliance Allow.			1	1,243	684

Totals: 36,808 20,244

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 17,815

2019 Est. T.C.V. 009-015-015-00	=	198,658			
Est. TCV/Total Floor Area = 89.77, Most recent sale 08/03/1995 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,400	92,400	92,400	73,194	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	1,756	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,300	99,300	99,300	74,950	74,950	48,718

009-015-016-00	2019 Est. T.C.V.	BARNES RONALD L
Property Class: 401		8908 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		15.00	Acres	2000	100			30,000
		15.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	170	0	0
Wood Frame	14.79	206	50	1,523
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,473

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	93,877	56,327

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Water/Sewer					
1000 Gal Septic	1	3,235	1,941		
Water Well, 50 Feet	1	1,895	1,137		

Porches

CCP (1 Story)	112	1,985	1,191		
CCP (1 Story)	170	2,890	1,734		

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	660	14,408	8,645		

Built-Ins

Appliance Allow.	1	1,243	746		
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Deck

w/Roof (Roof portion)	181	1,937	1,162		
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Totals:	122,248	73,350			
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 64,548

2019 Est. T.C.V. 009-015-016-00 = 97,021

Est. TCV/Total Floor Area = 96.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	33,414	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	801	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	34,215	34,215	34,215	

009-015-017-00 2019 Est. T.C.V. FOSTER CRAIG C & PUTMAN AMY N
 Property Class: 401 8850 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			15.00 Acres		2000	100		30,000
			15.00 Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	480	0	0
Wood Frame	22.41	96	50	1,075
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,025

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2018

(11) Heating System: Forced Heat & Cool
 Ground Area = 1782 SF Floor Area = 1782 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,782		
			Total:	178,051	176,271

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,109
3 Fixture Bath	1	3,525	3,490

Water/Sewer

1000 Gal Septic	1	3,691	3,654
Water Well, 100 Feet	1	4,407	4,363

Built-Ins

Appliance Allow.	1	2,099	2,078
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Porches

WPP	9	362	358
WPP	9	362	358

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1280	23,437	23,203

Totals: 217,054 214,884

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 128,930

2019 Est. T.C.V. 009-015-017-00 = 160,955

Est. TCv/Total Floor Area = 90.32, Most recent sale 10/31/2008 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,600	38,600	38,600	35,728	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
57,500	5,400	21,000	57,500	390	19,438	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,500	80,500	80,500	74,180	74,180	74,180	

009-015-018-00 2019 Est. T.C.V. SHERMAN DAVID P JR
 Property Class: 401 2835 S BLODGET RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	800	0	0
Wood Frame	17.54	168	95	2,800
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,750

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	91,078	78,853

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	653
3 Fixture Bath	1	2,929	2,050

Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 50 Feet	1	1,962	1,373

Garages

Class: CD Exterior: Pole (Unfinished)
 Base Cost 768 13,862 9,703

Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals: 115,684 80,976

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 48,586

Ag. Bld 1 2015, No-Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.92	312	911

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 820
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 738

Total Estimated True Cash Value of Agricultural Buildings = 738

2019 Est. T.C.V. 009-015-018-00 = 73,074

Est. TCV/Total Floor Area = 65.24

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,800	34,800	34,800	22,823	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	547	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	23,370	23,370	23,370	

009-015-019-00 2019 Est. T.C.V. RICHARDS BRIAN
 Property Class: 401 2611 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
442 Actual Front Feet, 5.12 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	50	1,010
Wood Frame	16.84	120	50	1,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,970

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1088 SF Floor Area = 1088 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,088		
			Total:	82,484	64,866

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,463	1,601
Water/Sewer					
1000 Gal Septic			1	3,235	2,103
Water Well, 100 Feet			1	4,178	2,716
Porches					
WCP (1 Story)			56	2,066	1,343
Deck					
Treated Wood			80	1,642	1,067
Built-Ins					
Appliance Allow.			1	1,243	808
Fireplaces					
Wood Stove			1	1,350	877
Totals:				98,661	64,130

Notes: 1992 MANOR - HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 25,652

2019 Est. T.C.V. 009-015-019-00				=	33,622
Est. TCV/Total Floor Area = 30.90, Most recent sale 04/20/2016 for 28,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,900	15,900	15,900	15,900	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	381	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,800	16,800	16,800	16,281	16,281	0

009-015-019-30	2019 Est. T.C.V.	LEWIS MARK
Property Class: 401		2621 S BLODGET RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.00	Acres	2000	100		36,000
18.00 Total Acres Total Est. Land Value =								36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.69	384	50	2,628
Total Estimated Land Improvements True Cash Value =				2,628

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls D	Blt 1991
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
Total:				90,465	81,765

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,463	1,847
Water/Sewer					
1000 Gal Septic			1	3,235	2,426
Water Well, 100 Feet			1	4,178	3,133
Porches					
WGEP (1 Story)			96	6,002	4,501
Foundation: Shallow			96	-666	-499
Totals:				105,677	79,256

Notes: 1991 16X76 FAIRMONT

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 31,702

2019 Est. T.C.V. 009-015-019-30	=	70,330			
Est. TCV/Total Floor Area = 57.84, Most recent sale 01/31/2006 for 33,288					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,900	33,900	33,900	25,520	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	612	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,200	35,200	35,200	26,132	26,132	26,132

009-015-020-00 2019 Est. T.C.V. ALDRICH ARNOLD & LANA M
 Property Class: 401 2675 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$2000	20.00	Acres	2000	100			40,000
20.00 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	71	1,238
Total Estimated Land Improvements True Cash Value =				1,238

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1492 SF Floor Area = 1492 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	992		
1 Story	Siding	Crawl Space	500		
			Total:	126,397	109,966

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	933	812
Water/Sewer				
1000 Gal Septic		1	3,453	3,004
Water Well, 50 Feet		1	1,962	1,707

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 704 15,164 13,193

Built-Ins

Appliance Allow.	1	1,467	1,276
		Totals:	149,376 129,958

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 114,363

2019 Est. T.C.V. 009-015-020-00						=	155,601
Est. TCV/Total Floor Area = 104.29, Most recent sale 10/01/1999 for 40,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
72,000	72,000	72,000	58,867	2.40			
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,800	0	0	1,412	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
77,800	77,800	77,800	60,279	60,279	60,279		

009-015-022-00 2019 Est. T.C.V. BAUGHAN GERALD J & ADA M TRUSTEES
 Property Class: 401 8206 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.13	540	50	4,625
Wood Frame	24.38	81	50	987
Total Estimated Land Improvements True Cash Value =				5,612

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Wall Furnace
 Ground Area = 1236 SF Floor Area = 1236 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	516		
			Total:	63,641	22,275

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	84	724	253		
Plumbing					
Average Fixture(s)	1	731	256		
Water/Sewer					
1000 Gal Septic	1	3,691	1,292		
Water Well, 50 Feet	1	2,038	713		
Porches					
WCP (1 Story)	144	4,334	1,517		
WCP (1 Story)	60	2,449	857		
Built-Ins					
Appliance Allow.	1	2,099	735		
Deck					
w/Roof (Roof portion)	896	10,313	3,610		
			Totals:	90,020	31,508

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 15,754

2019 Est. T.C.V. 009-015-022-00 = 34,566

Est. TCV/Total Floor Area = 27.97

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	13,741	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	329	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,300	17,300	17,300	14,070	14,070	14,070	

009-015-023-00 2019 Est. T.C.V. DULL LARRY M & MELANIE S
 Property Class: 401 8150 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	80	50	777
Total Estimated Land Improvements True Cash Value =				777

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 2010

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 728 SF Floor Area = 728 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
1 Story	Siding	Piers	280		
			Total:	56,112	57,742

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	778	739	
Water/Sewer				
1000 Gal Septic	1	3,235	3,073	
Water Well, 50 Feet	1	1,895	1,800	
Built-Ins				
Appliance Allow.	1	1,243	1,181	
		Totals:	63,263	60,103

Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 52,891

2019 Est. T.C.V. 009-015-023-00	=	66,868			
Est. TCV/Total Floor Area = 91.85, Most recent sale 04/23/2010 for 27,800					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,900	27,900	27,900	26,559	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	637	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	27,196	27,196	27,196

009-015-024-00 2019 Est. T.C.V. CRANCE CHARLES F & DONNAJEAN L
 Property Class: 401 8126 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.74	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1982

(11) Heating System: Forced Warm Air
 Ground Area = 1354 SF Floor Area = 1354 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	374		
Total:				82,443	28,853

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 146 1,323 463

Plumbing

Average Fixture(s) 1 939 329

Water/Sewer

1000 Gal Septic 1 4,277 1,497

Water Well, 50 Feet 1 2,216 776

Deck

Pine w/Roof (Deck Portion) 80 1,456 510

Pine w/Roof (Roof portion) 80 1,510 528

Treated Wood 67 1,665 583

w/Roof (Roof portion) 1293 20,494 7,173

Built-Ins

Appliance Allow. 1 3,016 1,056

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost 1152 16,692 5,842

Totals: 136,031 47,610

Notes: 1982 MARLETTE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 23,805

2019 Est. T.C.V. 009-015-024-00 = 37,945

Est. TCV/Total Floor Area = 28.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,000	18,000	18,000	17,978	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	431	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	18,409	18,409	18,409	

009-015-025-00 2019 Est. T.C.V. RADEN JUDITH D
 Property Class: 401 2960 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	80	81	1,259
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,209

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2001

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1560 SF Floor Area = 1560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				129,559	116,600

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	700
3 Fixture Bath	1	2,463	2,217

Water/Sewer

1000 Gal Septic	1	3,235	2,911
Water Well, 50 Feet	1	1,895	1,705

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 777 18,446 16,601

Built-Ins

Appliance Allow.	1	1,243	1,119
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Totals: 157,619 141,853

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 85,112

2019 Est. T.C.V. 009-015-025-00 = 100,521

Est. TCV/Total Floor Area = 64.44, Most recent sale 02/01/2001 for 10,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,400	43,400	43,400	36,468	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	875	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	37,343	37,343	37,343	

009-015-026-00 2019 Est. T.C.V. HILL LEWIS H
 Property Class: 101 8731 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 SURPLUS	1600/		92.42 Acres		1600	100		147,872
AG SW 2016 30 - 65 ACRES			30.00 Acres		3300	100		99,000
			122.42 Total Acres				Total Est. Land Value =	246,872

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	160	50	1,421
Wood Frame	15.24	1306	50	9,951

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
				Total Estimated Land Improvements True Cash Value = 12,372

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Space Heater

Ground Area = 1034 SF Floor Area = 1034 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,034		
			Total:	89,891	58,428

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 100 Feet	1	4,280	2,782

Porches

CCP (1 Story)	214	3,858	2,508
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	288	7,134	4,637
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Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	270
Base Cost	1536	28,124	18,281

Built-Ins

Appliance Allow.	1	1,467	954
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Deck

w/Roof (Roof portion)	192	2,246	1,460
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Totals:	141,801	92,170
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Notes:

ECF (101 AGRICULTURE) 0.900 => TCv: 82,953

2019 Est. T.C.V. 009-015-026-00 = 342,197

Est. TCv/Total Floor Area = 330.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,200	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
171,100	0	146,823	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,100	171,100	171,100	146,823	146,823	146,823	

009-015-026-50 2019 Est. T.C.V. HILL SHARON K
 Property Class: 101 8366 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 121 - 400 Acres		89.10 Acres			3300	100		294,030
AG SW 2016 SURPLUS 1600/		23.00 Acres			1600	100		36,800
AG SW 2016 LIMITED ACCESS		18.00 Acres			1200	100	WETLANDS	21,600
130.10 Total Acres Total Est. Land Value =								352,430

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.11	640	0	0
D/W/P: 4in Concrete	4.69	160	0	0
Wood Frame	14.80	249	50	1,842
Wood Frame	14.99	219	50	1,641
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,433

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1982

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1537 SF Floor Area = 1537 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,537		
			Total:	131,407	91,985

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	545
3 Fixture Bath			1	2,463	1,724
Water/Sewer					
1000 Gal Septic			1	3,235	2,264
Water Well, 50 Feet			1	1,895	1,326
Porches					
CPP			127	1,528	1,070
CPP			110	1,349	944
Built-Ins					
Appliance Allow.			1	1,243	870
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1554	22,517	15,762
Totals:				166,415	116,490

Notes:

ECF (101 AGRICULTURE) 0.600 => TCV: 69,894

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Average
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.65	2048	13,619
Default Walls	4.67	2048	9,564

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 10,432
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 9,911

Total Estimated True Cash Value of Agricultural Buildings = 9,911

2019 Est. T.C.V. 009-015-026-50 = 436,668

Est. TCV/Total Floor Area = 284.10

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
234,500	234,500	234,500	133,851	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,200	0	0	3,212	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-015-026-50

218,300

218,300

218,300

137,063

137,063

137,063

009-015-027-00	2019 Est. T.C.V.	ADAMS ALAN
Property Class: 402		S JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	3.00	Acres	5500	100		16,500
			3.00	Total Acres			Total Est. Land Value =	16,500

2019 Est. T.C.V. 009-015-027-00 = 16,500

Est. TCV/Total Floor Area = 10.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	3,626	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	87	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	3,713	3,713	0	

009-015-028-00	2019 Est. T.C.V.	ADAMS ALAN
Property Class: 401		8442 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	150.00	260.00	1.0000	1.0000	750	100		112,500
150 Actual Front Feet, 0.90 Total Acres								Total Est. Land Value = 112,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	50	1,010
Wood Frame	16.84	120	50	1,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Space Heater
 Ground Area = 496 SF Floor Area = 496 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	496		
			Total:	44,020	24,212

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		

Porches					
CGEP (1 Story)	160	6,371	3,504		

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	280	8,137	4,475		

Water/Sewer

Public Sewer	1	892	491		
Water Well, 100 Feet	1	4,178	2,298		

Built-Ins

Appliance Allow.	1	1,243	684		
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good	
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Totals: 65,619 36,092

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 46,919

2019 Est. T.C.V. 009-015-028-00 = 162,389

Est. TCV/Total Floor Area = 327.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,300	95,300	95,300	58,997	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-14,100	0	1,415	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,200	81,200	81,200	60,412	60,412	0

009-015-029-00 2019 Est. T.C.V. REISNER JOHN A & ELIZABETH A TRUST
 Property Class: 401 8371 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			6.99 Acres		2800	100		19,572
			6.99 Total Acres				Total Est. Land Value =	19,572

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.41	96	50	1,075
				Total Estimated Land Improvements True Cash Value = 1,075

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	92,805	60,319

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865

Porches

WSEP (1 Story)	200	7,718	5,017
CCP (1 Story)	32	795	517

Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 1020 19,339 12,570

Built-Ins

Appliance Allow.	1	2,099	1,364
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Totals: 135,499 88,070

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 52,842

2019 Est. T.C.V. 009-015-029-00 = 73,489

Est. TCv/Total Floor Area = 76.55, Most recent sale 11/03/2005 for 132,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,500	35,500	35,500	35,122	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	842	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	35,964	35,964	0	

009-015-029-99	2019 Est. T.C.V.	MOLITOR DONALD & BETTY FAMILY TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
40/FF	66.00	66.00	1.0000	0.0000	40	100*		0	
Residentia 1 -	2.99	@\$5500	0.10	Acres	5500	100		550	
* denotes lines that do not contribute to the total acreage calculation.									
66 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value =	550

2019 Est. T.C.V. 009-015-029-99 = 550

Est. TCv/Total Floor Area = 0.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	307	300	300	

009-015-030-00	2019 Est. T.C.V.	BURCHARD LEWIS & LYNETTE
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
60 Actual Front Feet, 0.74 Total Acres							Total Est. Land Value =	45,000

2019 Est. T.C.V. 009-015-030-00 = 45,000

Est. TCV/Total Floor Area = 46.88, Most recent sale 02/01/2000 for 58,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
14,100	14,100	14,100	14,100	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	8,400	0	0	338	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
22,500	22,500	22,500	14,438	14,438	0			

009-015-031-00 2019 Est. T.C.V. THOMAS ROGER L & CHARLENE
 Property Class: 401 2210 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
204 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1020 SF Floor Area = 1020 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,020		
Total:				161,010	52,327

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	1,866	1,213
3 Fixture Bath	1	2,929	1,904

Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	14,899	9,684
Common Wall: 2 Wall	1	-3,807	-2,475
Door Opener	2	736	478

Built-Ins

Appliance Allow.	1	1,467	954
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Deck

Treated Wood	20	679	441
Treated Wood	20	679	441

Totals: 210,736 136,972

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV: 95,880

2019 Est. T.C.V. 009-015-031-00 = 103,880

Est. TCV/Total Floor Area = 50.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	27,631	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	663	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,900	51,900	51,900	28,294	28,294	0	

009-015-031-40 2019 Est. T.C.V. THOMAS ROGER L & CHARLENE &
 Property Class: 401 2184 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
160 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1920

(11) Heating System: Forced Heat & Cool
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	100,547	65,354

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865

Porches

WGEP (1 Story)	144	9,265	6,022
WGEP (1 Story)	120	8,315	5,405

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	19,893	12,930
Common Wall: 1/2 Wall	1	-1,019	-662

Built-Ins

Appliance Allow.	1	2,099	1,364
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Totals: 151,843 98,696

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 86,852

2019 Est. T.C.V. 009-015-031-40 = 92,802

Est. TCV/Total Floor Area = 99.15, Most recent sale 03/22/2007 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,600	41,600	41,600	34,904	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	837	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,400	46,400	46,400	35,741	35,741	0	

009-015-031-70	2019 Est. T.C.V.	THOMAS LLOYD J
Property Class: 401		2220 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	204.00	363.00	1.0000	1.0000	40	100		8,160
204 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 8,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	2.84	460	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1955
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1800 SF Floor Area = 1800 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,800		
Total:				152,908	99,391

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904

Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 100 Feet	1	4,280	2,782

Garages

Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)				
Base Cost	648	21,617	14,051	
Common Wall: 1 Wall	1	-2,540	-1,651	
Door Opener	2	736	478	

Built-Ins

Appliance Allow.	1	1,467	954	
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Totals:	185,783	120,759
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Notes: POST WW2 HOME

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	106,268
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2019 Est. T.C.V. 009-015-031-70	=	115,378
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Est. TCV/Total Floor Area = 64.10

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,600	55,600	55,600	38,930	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	934	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,700	57,700	57,700	39,864	39,864	39,864	

009-015-033-00 2019 Est. T.C.V. ATKINS SHAWN & TAMARA
 Property Class: 401 8399 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	405.00	881.96	1.0000	1.0000	75	100		30,375
405 Actual Front Feet, 8.20 Total Acres Total Est. Land Value =								30,375

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	2340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 1260 SF Floor Area = 2198 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,260		
1 Story	Siding	Overhang	308		
Total:				225,036	202,506

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

Porches

CCP (1 Story)	288	5,409	4,868
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Deck

Treated Wood	56	1,428	1,285
Treated Wood	100	1,938	1,744

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	25,451	22,906
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Prefab 2 Story	1	2,405	2,164
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Totals: 275,301 247,743

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 218,014

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001
 Description of Occupancy: N. GARAGE W/ S. FACING WINDOWS

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 180

Base Rate for Upper Floors = 28.85

Adjusted Square Foot Cost for Upper Floors = 28.85

Total Floor Area: 1,536 Base Cost New of Upper Floors = 44,314

Reproduction/Replacement Cost = 44,314

Parcel Number: 009-015-033-00

Page: 2

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 34,565

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 31,108
 Replacement Cost/Floor Area= 28.85 Est. TCV/Floor Area= 20.25

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009
 Description of Occupancy: NEXT TO HOUSE

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 224

Base Rate for Upper Floors = 19.83

(10) Heating system: Electric Wall Heaters Cost/SqFt: 1.96 100%
 Adjusted Square Foot Cost for Upper Floors = 21.79

Total Floor Area: 3,120 Base Cost New of Upper Floors = 67,984

Reproduction/Replacement Cost = 67,984
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
 Total Depreciated Cost = 62,545

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 56,291
 Replacement Cost/Floor Area= 21.79 Est. TCV/Floor Area= 18.04

Total Estimated True Cash Value of Commercial/Industrial Buildings = 87,399

2019 Est. T.C.V. 009-015-033-00 = 338,213

Est. TCV/Total Floor Area = 49.35, Most recent sale 01/29/2007 for 230,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,500	164,500	164,500	134,497	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	3,227	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,100	169,100	169,100	137,724	137,724	137,724	

009-015-034-00 2019 Est. T.C.V. GRAY JEFFREY L
 Property Class: 401 8283 W JENNINGS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	192.00	465.09	1.0000	1.0000	40	100		7,680
192 Actual Front Feet, 2.05 Total Acres Total Est. Land Value =								7,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	300	99	1,390
Total Estimated Land Improvements True Cash Value =				1,390

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	768		
Total:				92,375	83,137

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	840
3 Fixture Bath	1	2,929	2,636

Water/Sewer

1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852

Deck

Treated Wood	128	2,292	2,063
Treated Wood	112	2,071	1,864

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	18,823	16,941
Door Opener	2	736	662

Built-Ins

Appliance Allow.	1	1,467	1,320
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Totals: 129,359 116,423

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 102,452

2019 Est. T.C.V. 009-015-034-00 = 111,522

Est. TCV/Total Floor Area = 116.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,800	52,800	52,800	45,114	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	1,082	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,800	55,800	55,800	46,196	46,196	0	

009-015-034-25 2019 Est. T.C.V. WRIGHT SCOTT D ETAL
 Property Class: 401 8305 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.05	Acres	5500	100		11,275
			2.05	Total Acres			Total Est. Land Value =	11,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	10000	95	9,500
	Total Estimated Land Improvements True Cash Value =			9,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	933	858
Water/Sewer					
	1000 Gal Septic		1	3,453	3,177
	Water Well, 100 Feet		1	4,280	3,938
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		576	11,267	10,366
Built-Ins					
	Appliance Allow.		1	1,467	1,350
Unit-in-Place Cost Items					
	ROOF STRUCTURE		350	375	337 *90% Good
			Totals:	21,775	20,026

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 17,623

2019 Est. T.C.V. 009-015-034-25					=	38,398
Est. TCV/Total Floor Area =	0.00	Most recent sale 08/01/1998 for 4,795				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	14,197	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	340	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	14,537	14,537	0	

009-015-034-50	2019 Est. T.C.V.	ROSS VICTOR D
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	195.80	444.94	1.0000	1.0000	40	100		7,832
196 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 7,832

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	22,189	21,080
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Totals:	22,189	21,080
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 18,550

2019 Est. T.C.V. 009-015-034-50 = 26,382

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	10,609	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	254	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200	10,863	10,863	0	

009-015-034-60 2019 Est. T.C.V. WRIGHT DENNIS J & JUDY A &
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	194.72	469.91	1.0000	1.0000	40	100		7,789
195 Actual Front Feet, 2.10 Total Acres Total Est. Land Value =								7,789

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	95	1,863
Total Estimated Land Improvements True Cash Value =				1,863

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	21,972	20,873

Carports

Aluminum			347	3,834	3,642
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Totals: 25,806 24,515

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 21,573

2019 Est. T.C.V. 009-015-034-60 = 31,225

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,300	14,300	14,300	9,597	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	230	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	9,827	9,827	0	

009-015-035-00 2019 Est. T.C.V. MOLITOR DON & BETTY FAMILY TRUST
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.30	Acres	2000	100		40,600
			20.30	Total Acres			Total Est. Land Value =	40,600

2019 Est. T.C.V. 009-015-035-00 = 40,600

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,300	20,300	20,300	10,083	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	241	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,300	20,300	20,300	10,324	10,324	10,324		

009-015-035-90 2019 Est. T.C.V. STEPHAN EDWARD D & MARY A
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	328.56	437.51	1.0000	1.0000	40	100		13,142
329 Actual Front Feet, 3.30 Total Acres Total Est. Land Value =								13,142

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2400	34,776	32,689
Totals:		34,776	32,689

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 28,766

2019 Est. T.C.V. 009-015-035-90						=	41,908
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,800	20,800	20,800	16,957	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200		0	0	406	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
21,000	21,000	21,000	17,363	17,363	0		

009-015-036-00 2019 Est. T.C.V. PORTER GARY V
 Property Class: 401 2150 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	463.19	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 3.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1416 SF Floor Area = 1416 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
			Total:	109,874	65,924

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
3 Fixture Bath	1	2,463	1,478

Water/Sewer

1000 Gal Septic	2	6,470	3,882
Water Well, 100 Feet	1	4,178	2,507

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	528	13,828	8,297	
Class: D Exterior: Pole (Unfinished)				
Base Cost	1200	17,388	10,433	
Class: D Exterior: Pole (Unfinished)				
Base Cost	1800	26,082	15,649	

Built-Ins

Appliance Allow.	1	1,243	746	
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Fireplaces

Exterior 1 Story	1	3,770	2,262	
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Porches

CCP (1 Story)	20	670	402	
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Breezeways

Frame Wall	132	5,306	3,184	
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Totals: 192,050 115,231

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 101,403

Cost Est. for Res. Bldg: 2 Mobile Home BOCA/STATE Cls Low Blt 1998

(11) Heating System: Forced Warm Air
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	33,993	19,717

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	1,799	1,043	
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Water/Sewer			
1000 Gal Septic	1	3,235	1,876
Deck			
Treated Wood	15	499	289
	Totals:	39,526	22,925

Notes: 2172 S DICKERSON RD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 11,463

2019 Est. T.C.V. 009-015-036-00			=	125,816	
Est. TCV/Total Floor Area = 53.77					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,600	57,600	57,600	42,276	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	1,014	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	43,290	43,290	43,290

009-015-037-00 2019 Est. T.C.V. HOITENGA DONALD & DIANE
 Property Class: 401 8300 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	143.30	337.82	1.0000	1.0000	750	100		107,475
143 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								107,475

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 1876 SF Floor Area = 1876 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,876		
			Total:	229,257	201,740

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,709
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Plumbing

Average Fixture(s)	1	1,120	986
3 Fixture Bath	1	3,525	3,102

Porches

WGEP (2 Story)	196	18,106	15,933
CCP (1 Story)	96	2,055	1,808

Deck

Treated Wood	601	6,467	5,691
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	644	24,556	21,609
Common Wall: 1 Wall	1	-2,038	-1,793
Door Opener	2	830	730

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	830	730
Base Cost	1672	54,875	48,290

Water/Sewer

Public Sewer	1	1,134	998
Water Well, 100 Feet	1	4,407	3,878

Built-Ins

Appliance Allow.	1	2,099	1,847
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	144	612	569	*93% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	1200	17,604	15,492
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Totals:		367,381	323,319
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Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCv: 404,149

2019 Est. T.C.V. 009-015-037-00 = 516,474

Est. TCv/Total Floor Area = 275.31, Most recent sale 06/01/1999 for 120,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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250,200	250,200	250,200	180,788	2.40
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2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0	8,000	0	0	4,338	0
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2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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Parcel Number: 009-015-037-00 Page: 2

258,200

258,200

258,200

185,126

185,126

185,126

009-015-038-00 2019 Est. T.C.V. SANDAGE KATHERINE M
 Property Class: 401 8370 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	261.36	1.0000	1.0000	750	100		75,000
100 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	75,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1596 SF Floor Area = 1596 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,596		
			Total:	151,514	98,485

Other Additions/Adjustments

Exterior	Size	Cost New	Depr. Cost
Stone Veneer	72	1,868	1,214
Basement, Outside Entrance, Below Grade	1	1,639	1,065

Plumbing

Average Fixture(s)	Size	Cost New	Depr. Cost
2 Fixture Bath	1	1,970	1,280

Porches

CCP (1 Story)	Size	Cost New	Depr. Cost
	112	2,166	1,408

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	Size	Cost New	Depr. Cost
Common Wall: 1 Wall	1	-1,906	-1,239

Water/Sewer

Public Sewer	Size	Cost New	Depr. Cost
Water Well, 100 Feet	1	4,280	2,782

Built-Ins

Appliance Allow.	Size	Cost New	Depr. Cost
	1	1,467	954

Fireplaces

Interior 1 Story	Size	Cost New	Depr. Cost
	1	3,567	2,319

Deck

Treated Wood	Size	Cost New	Depr. Cost
	708	6,811	4,427

Local Cost Items

SANITARY SEWER	Size	Cost New	Depr. Cost	Quality
	1	0	0	*94% Good
Recreation Room	792	11,136	7,238	

Totals: 202,365 131,537

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 170,998

2019 Est. T.C.V. 009-015-038-00 = 248,373

Est. TCV/Total Floor Area = 155.62, Most recent sale 09/25/1998 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,700	126,700	126,700	77,879	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	1,869	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,200	124,200	124,200	79,748	79,748	79,748

009-015-039-00	2019 Est. T.C.V.	KEBERLY PAUL W
Property Class: 401		8280 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	60.00	508.20	1.0000	1.0000	750	100		45,000
60 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value = 45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	192	50	449
Total Estimated Land Improvements True Cash Value =				449

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls CD	Blt 1976
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(11) Heating System: Electric Baseboard
 Ground Area = 1056 SF Floor Area = 1416 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	720			
1 Story	Siding	Basement	336			*60% Good
			Total:	124,673	84,655	

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,147	
Plumbing				
Average Fixture(s)	1	933	653	
Porches				
WCP (1 Story)	42	1,944	1,361	
Deck				
Treated Wood	240	3,463	2,424	
Balcony				
Wood Balcony	50	1,408	986	
Water/Sewer				
Public Sewer	1	1,006	704	
Water Well, 50 Feet	1	1,962	1,373	
Built-Ins				
Appliance Allow.	1	1,467	1,027	
Fireplaces				
Exterior 1 Story	1	4,331	3,032	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			142,826	97,362

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 126,571

2019 Est. T.C.V. 009-015-039-00 = 172,020

Est. TCV/Total Floor Area = 121.48, Most recent sale 04/01/1999 for 121,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,900	84,900	84,900	69,034	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	1,656	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,000	86,000	86,000	70,690	70,690	0

009-015-040-00 2019 Est. T.C.V. BANDELOW GERALD S
 Property Class: 401 8390 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	113	0	0
D/W/P: 4in Ren. Conc.	6.21	2495	50	7,747
Total Estimated Land Improvements True Cash Value =				7,747

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1964

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1240 SF Floor Area = 1240 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	152,919	99,382

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
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Plumbing

Average Fixture(s)	1	1,120	728
2 Fixture Bath	2	4,718	3,067

Porches

WPP	72	1,948	1,266
Foundation: Basement	72	1,431	930
WCP (1 Story)	88	3,395	2,207

Deck

Treated Wood	192	3,057	1,987
Treated Wood	40	1,213	788

Balcony

Wood Balcony	96	2,968	1,929
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	23,002	14,951
Storage Over Garage	192	2,003	1,302
Door Opener	2	830	539

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Prefab 2 Story	1	2,405	1,563
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Recreation Room	1200	17,604	11,443	

Totals: 228,195 148,310

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 192,803

2019 Est. T.C.V. 009-015-040-00 = 245,550

Est. TCV/Total Floor Area = 198.02, Most recent sale 01/01/1998 for 62,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,300	109,300	109,300	80,962	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	0	1,943	0	

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,800	122,800	122,800	82,905	82,905	82,905

009-015-041-00 2019 Est. T.C.V. OLSON ERIK A & RENATA J
 Property Class: 401 8400 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	12.55	24	50	150
Total Estimated Land Improvements True Cash Value =				150

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Electric Baseboard
 Ground Area = 520 SF Floor Area = 520 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	520		
Total:				50,154	30,092

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Porches

WPP	96	1,934	1,160
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Deck

Treated Wood	157	2,622	1,573
Treated Wood	49	1,291	775
Treated Wood	120	2,185	1,311

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	8,317
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Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 77,416 46,449

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 60,384

2019 Est. T.C.V. 009-015-041-00 = 105,534

Est. TCv/Total Floor Area = 202.95, Most recent sale 07/10/2017 for 124,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,100	48,100	48,100	48,100	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,154	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,800	52,800	52,800	49,254	49,254	0	

009-015-043-00 2019 Est. T.C.V. DOWN PAUL A & DAO NOI
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.55 Acres		2000	100		19,100
			9.55 Total Acres				Total Est. Land Value =	19,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
			Total Estimated Land Improvements True Cash Value =	4,750

2019 Est. T.C.V. 009-015-043-00 = 23,850

Est. TCV/Total Floor Area = 45.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	8,677	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	208	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	8,885	8,885	0	

009-015-043-60 2019 Est. T.C.V. PARSONS CHARLES R & SUSAN E
 Property Class: 401 8670 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.95 Acres		2000	100		19,900
			9.95 Total Acres				Total Est. Land Value =	19,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1434	50	3,585
D/W/P: 3.5 Concrete	5.00	540	50	1,350
Wood Frame	18.97	192	50	1,821
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
				Total Estimated Land Improvements True Cash Value = 7,726

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1978 SF Floor Area = 1978 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	858		
1 Story	Siding	Basement	1,120		
			Total:	199,746	141,820

Other Additions/Adjustments

Exterior					
Brick Veneer			156	2,034	1,444

Plumbing

Average Fixture(s)	1	1,120	795
3 Fixture Bath	1	3,525	2,503
2 Fixture Bath	1	2,359	1,675

Porches

WGEP (1 Story)	240	13,054	9,268
CCP (1 Story)	80	1,750	1,242
CCP (1 Story)	36	878	623

Deck

Treated Wood	144	2,533	1,798
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	483	16,721	11,872		
Common Wall: 1 Wall	1	-2,038	-1,447		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	768	20,675	20,055	*97% Good	

Water/Sewer

Public Sewer	1	1,134	805
Water Well, 50 Feet	1	2,038	1,447

Built-Ins

Appliance Allow.	1	2,099	1,490
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Fireplaces

Interior 1 Story	1	4,051	2,876
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 271,679 198,266

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 174,474

2019 Est. T.C.V. 009-015-043-60 = 202,100
 Est. TCV/Total Floor Area = 102.17
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 91,600 91,600 77,327 2.40
 Parcel Number: 009-015-043-60 Page: 2

2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,500	0	0	1,855	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,100	101,100	101,100	79,182	79,182	79,182

009-015-043-90	2019 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	475.50	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 5,000

2019 Est. T.C.V. 009-015-043-90 = 5,000

Est. TCV/Total Floor Area = 2.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-015-043-95 2019 Est. T.C.V. DICKERSON ERIC A & MARIANNE
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	100.00	461.74	1.0000	1.0000	65	100		6,500
100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								6,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)					
	Base Cost		624	10,327	4,647 *45% Good
	No Concrete Floor		624	-2,640	-1,188
Class: CD Exterior: Pole (Finished)					
	Base Cost		1632	35,659	33,876

Water/Sewer

Public Sewer	1	1,006	956
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Local Cost Items

SANITARY SEWER	1	0	0 *92% Good
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Totals: 44,352 38,291

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 33,696

2019 Est. T.C.V. 009-015-043-95 = 40,196

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,600	18,600	18,600	14,823	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	355	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,100	20,100	20,100	15,178	15,178	15,178